

TOWN OF BEAVER COMPREHENSIVE PLAN 2009-2029



**Final Plan
Adopted September 22, 2009**

**ORDINANCE # 2009-1
COMPREHENSIVE PLAN**

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE TOWN
OF BEAVER, WISCONSIN.**

The Beaver Town Board, Township of Beaver, Polk County does ordain as follows:

Section 1. Pursuant to section 59.69(2) and (3) of the Wisconsin Statutes, the Town of Beaver, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Beaver, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

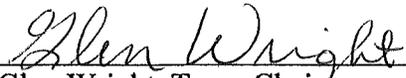
Section 3. The Plan Commission of the Town of Beaver, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Beaver Comprehensive Plan 2009-2029" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Town Board of the Town of Beaver, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Beaver Comprehensive Plan 2009-2029" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and published as required by law.

Adopted by the Town Board of the Town of Beaver, Polk County, Wisconsin, this 22nd day of September, 2009.


Glen Wright, Town Chairman

Attest:


Wendy Coleman, Town Clerk

Date Published: 10-21-09

TOWN OF BEAVER

PLAN COMMISSION RESOLUTION #: PC 2009-1

**RECOMMENDING APPROVAL OF THE
COMPREHENSIVE PLAN 2009-2029
OF THE TOWN OF BEAVER, WISCONSIN**

WHEREAS, §66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and §(2) identifies the required elements of a comprehensive plan; and

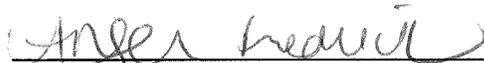
WHEREAS, the Town of Beaver Planning Commission has the authority to recommend that the Town Board adopt a "comprehensive plan" under §66.1001(4)(b); and

WHEREAS, the Town has prepared the attached document (named *Town of Beaver Comprehensive Plan 2009-2029*), containing all maps and other descriptive materials, to be the comprehensive plan for the Town under §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Beaver hereby adopts the *Town of Beaver Comprehensive Plan 2009-2029* as the Town's comprehensive plan under §66.1001(4); and

BE IT FINALLY RESOLVED that the Planning Commission hereby recommends that the Town Board adopt an ordinance, which will constitute its adoption of the *Town of Beaver Comprehensive Plan 2009-2029* as the Town's comprehensive plan under §66.1001.

Resolution adopted: July 21, 2009



Angel Fredrick, Planning Commission Chair

ATTEST:



Glen Wright, Town Board Chair

COMPREHENSIVE PLAN 2009-2029

Town of Beaver, Wisconsin

Plan Commission:

**Angel Frederic
Don Neeman
Paul Falb
Bill Burhop
Cliff Manwiller**

Town Board:

**Glen Wright
Paul Falb
Bob Peters
Wendy Coleman
Roxy King**

Prepared by the Town of Beaver Plan Commission
With Assistance from Polk County Planning Division

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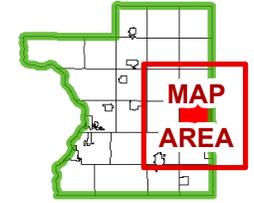
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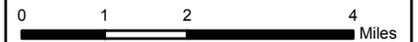
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MAP 1-1 LOCATION MAP Town of Beaver Polk County Wisconsin



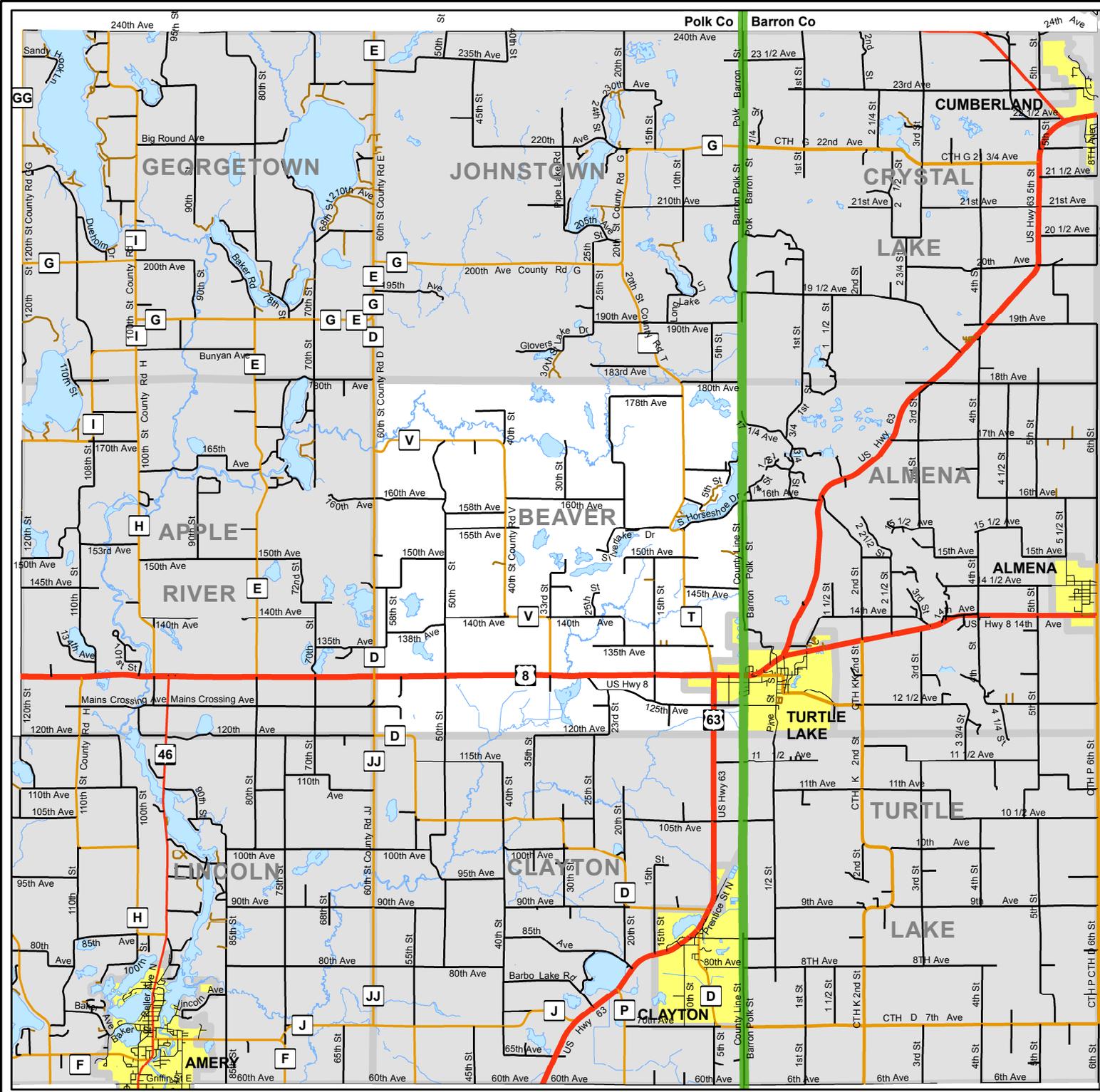
-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWN ROAD
-  CITY/VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO STREAM
-  HYDRO BODY



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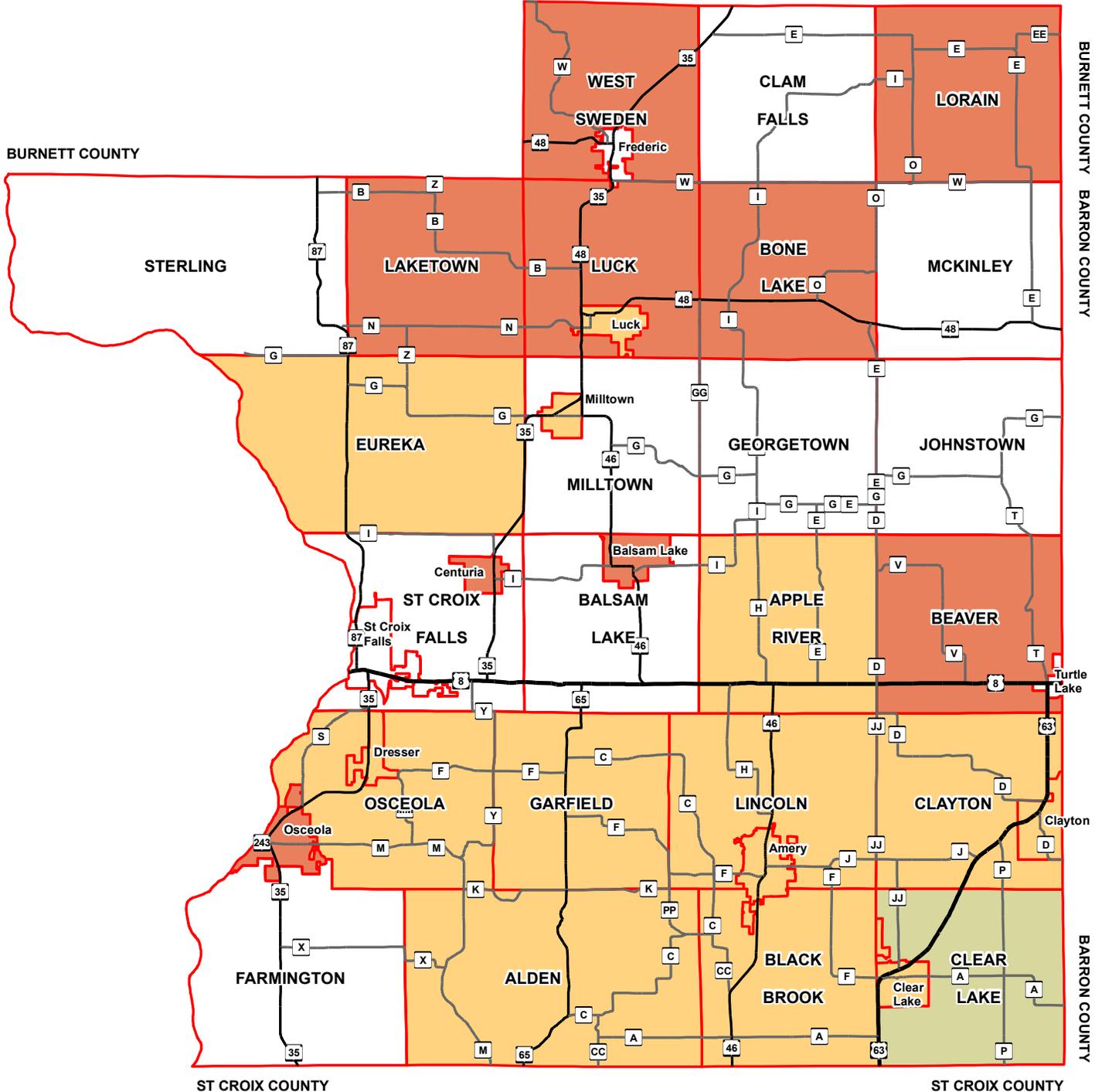


This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



MAP 1-2 COMPREHENSIVE PLANNING GRANT PARTICIPANTS

Polk County Wisconsin



- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- Consultant: County
- Consultant: Other
- Planning Commission
- Not Participating
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD



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ELEMENT 1: ISSUES AND OPPORTUNITIES

In July of 2007 Polk County, along with twenty-five of its municipalities, was awarded a multi-jurisdictional Comprehensive Planning Grant through the Wisconsin Department of Administration to develop Comprehensive Plans. Map 1-2 shows the participants in the Comprehensive Planning Grant. The Town of Beaver participated in the grant and began working on the plan in December of 2007.

1.1 BACKGROUND INFORMATION

1.2 DEMOGRAPHICS

1.3 SWOT ANALYSIS

1.4 OVERALL GOALS

1.1 BACKGROUND INFORMATION

The Town of Beaver is in Polk County, Wisconsin along the STH 8 corridor in the northwestern part of the state. The Village of Turtle Lake is located in the southeastern corner of the Town and is bordered by the Town of Clayton to the south, the Town of Apple River to the west, the Town of Johnstown to the north and Barron County to the east. Map 1-1 shows the location of the Town of Beaver and its surrounding communities.

1.2 DEMOGRAPHICS

The Town of Beaver saw a decline in population from 1980 to 1990, but regained that population by 2000. Since that time there has been a steady increase in population at a higher rate than both the State and County.

Current projections show steady growth through 2025. As can be expected, the projected total housing units reflects the same steady projected growth through 2020. The projected amount of new housing units required from 2000 until 2020 is 176. From 2000 until 2008 82 housing units were built according to Polk County's new sewer permits, leaving 94 more units to be developed to meet the projected needs of the residents by 2020.

Polk County is currently and will be in the top 10 fastest growing Wisconsin counties for the foreseeable future, according to the Wisconsin Dept. of Administration. According to the latest projections, Polk County is tied for 2nd fastest growing county with Pierce County in the 10 county west-central Wisconsin region of Barron, Polk, St. Croix, Pierce, Dunn, Eau Claire, Chippewa, Clark, Rusk, and Pepin. While most of this population increase is expected in the western part of Polk County, due to its proximity to the Twin Cities, some increase will occur as evident in Table 1.2A. The figures below reflect the most recent release of population estimates from the Wisconsin Dept. of Administration, October 2008.

Table 1.2A – Population Projections

YEAR	WI	POLK	BEAVER
1980	4,705,642	32,351	755
1990	4,891,769	34,773	663
2000	5,363,675	41,319	753
2005	5,563,896	44,744	839
2010	5,751,470	47,415	883
2015	5,931,386	50,576	936
2020	6,110,878	53,724	989
2025	6,274,867	56,547	1,035
2030	6,415,923	58,866	1,073

Source: US Census

Table 1.2B – Projected Population Changes

PERIOD	WI	POLK	BEAVER
1980-1990	3.80%	6.97%	-12.19%
1990-2000	8.80%	15.84%	13.57%
2000-2010	6.74%	14.75%	17.26%
2010-2020	5.88%	13.31%	12.00%
2020-2030	4.99%	9.57%	9.57%

Source: US Census

Table 1.2C – Projected Housing Units

	1990	2000	2010	2020	2030
Total Housing Units	419	441	544	631	705

Source: 1990-2000 figures from U.S. Census Bureau, 2010-2020 based on percent annual change from 1990-2000.

Table 1.2D (Source: US Census) shows that the Town of Beaver saw large increases in the number of 30 to 59 year olds and an even larger increase in the number of 70 to 79 year olds. However, there was a decrease in the 80 and over category, which saw substantial increases in the County and State. With the substantial increase in 70 to 79 year olds from 1990 to 2000 one can expect an increase in the 80 and over category in the next census. This increase could be due to retirees making Beaver their permanent residence.

Table 1.2D - AGE DISTRIBUTION

1990						
	WISCONSIN		POLK COUNTY		TOWN OF BEAVER	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737033	15.07%	5538	15.93%	95	14.33%
10 to 19	700876	14.33%	5162	14.84%	108	16.29%
20 to 29	764744	15.63%	4043	11.63%	96	14.48%
30 to 39	810378	16.57%	5644	16.23%	91	13.73%
40 to 49	595613	12.18%	4235	12.18%	87	13.12%
50 to 59	423025	8.65%	3029	8.71%	71	10.71%
60 to 69	404188	8.26%	3126	8.99%	72	10.86%
70 to 79	294406	6.02%	2507	7.21%	27	4.07%
80 and over	161506	3.30%	1489	4.28%	16	2.41%
TOTAL	4891769	100.00%	34773	100.00%	663	100.00%
2000						
	WISCONSIN		POLK COUNTY		TOWN OF BEAVER	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	96	12.75%
10 to 19	810,269	15.11%	6,438	15.58%	95	12.62%
20 to 29	691,205	12.89%	3,871	9.37%	65	8.63%
30 to 39	807,510	15.06%	5,907	14.30%	119	15.80%
40 to 49	837,960	15.62%	6,672	16.15%	123	16.33%
50 to 59	587,355	10.95%	4,868	11.78%	112	14.87%
60 to 69	387,118	7.22%	3,568	8.64%	78	10.36%
70 to 79	319,863	5.96%	2,784	6.74%	51	6.77%
80 and over	200,571	3.74%	1,822	4.41%	14	1.86%
TOTAL	5,363,675	100.00%	41,319	100.00%	753	100.00%
CHANGE - 1990 TO 2000						
	WISCONSIN		POLK COUNTY		TOWN OF BEAVER	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% CHANGE
Under 10	-15,209	-2.11%	-149	-2.76%	1	1.04%
10 to 19	109,393	13.50%	1,276	19.82%	-13	-13.68%
20 to 29	-73,539	-10.64%	-172	-4.44%	-31	-47.69%
30 to 39	-2,868	-0.36%	263	4.45%	28	23.53%
40 to 49	242,347	28.92%	2,437	36.53%	36	29.27%
50 to 59	164,330	27.98%	1,839	37.78%	41	36.61%
60 to 69	-17,070	-4.41%	442	12.39%	6	7.69%
70 to 79	25,457	7.96%	277	9.95%	24	47.06%
80 and over	39,065	19.48%	333	18.28%	-2	-14.29%
TOTAL	471,906	8.80%	6,546	15.84%	90	11.95%

Median household income (Table 1.2E) in the Town of Beaver was \$40,114 in 1999, slightly lower than the County and State median, \$41,183 and \$43,791 respectively. Almost 13% of households had income of less than \$10,000, compared to just under 8% for the County and State.

Table 1.2E - HOUSEHOLD INCOME IN 1999

	WI	% OF TOTAL	POLK	% OF TOTAL	BEAVER	% OF TOTAL
Total Households:	2086304		16305		303	
Median Household Income	\$43,791		\$41,183		\$40,114	
Less than \$10,000	148964	7.14%	1291	7.92%	39	12.87%
\$10,000 to \$14,999	121366	5.82%	1017	6.24%	11	3.63%
\$15,000 to \$19,999	127169	6.10%	1037	6.36%	12	3.96%
\$20,000 to \$24,999	137728	6.60%	1132	6.94%	15	4.95%
\$25,000 to \$29,999	136502	6.54%	1098	6.73%	28	9.24%
\$30,000 to \$34,999	139531	6.69%	1208	7.41%	22	7.26%
\$35,000 to \$39,999	129719	6.22%	1054	6.46%	24	7.92%
\$40,000 to \$44,999	129319	6.20%	1150	7.05%	21	6.93%
\$45,000 to \$49,999	118711	5.69%	922	5.65%	22	7.26%
\$50,000 to \$59,999	220781	10.58%	1725	10.58%	34	11.22%
\$60,000 to \$74,999	253518	12.15%	1978	12.13%	41	13.53%
\$75,000 to \$99,999	226374	10.85%	1631	10.00%	28	9.24%
\$100,000 to \$124,999	94628	4.54%	615	3.77%	2	0.66%
\$125,000 to \$149,999	39091	1.87%	179	1.10%	3	0.99%
\$150,000 to \$199,999	30598	1.47%	131	0.80%	0	0.00%
\$200,000 or more	32305	1.55%	137	0.84%	1	0.33%

Source: US Census

The percentage of residents living below the poverty level in the Town of Beaver decreased by 9.58% from 1989 to 1999.

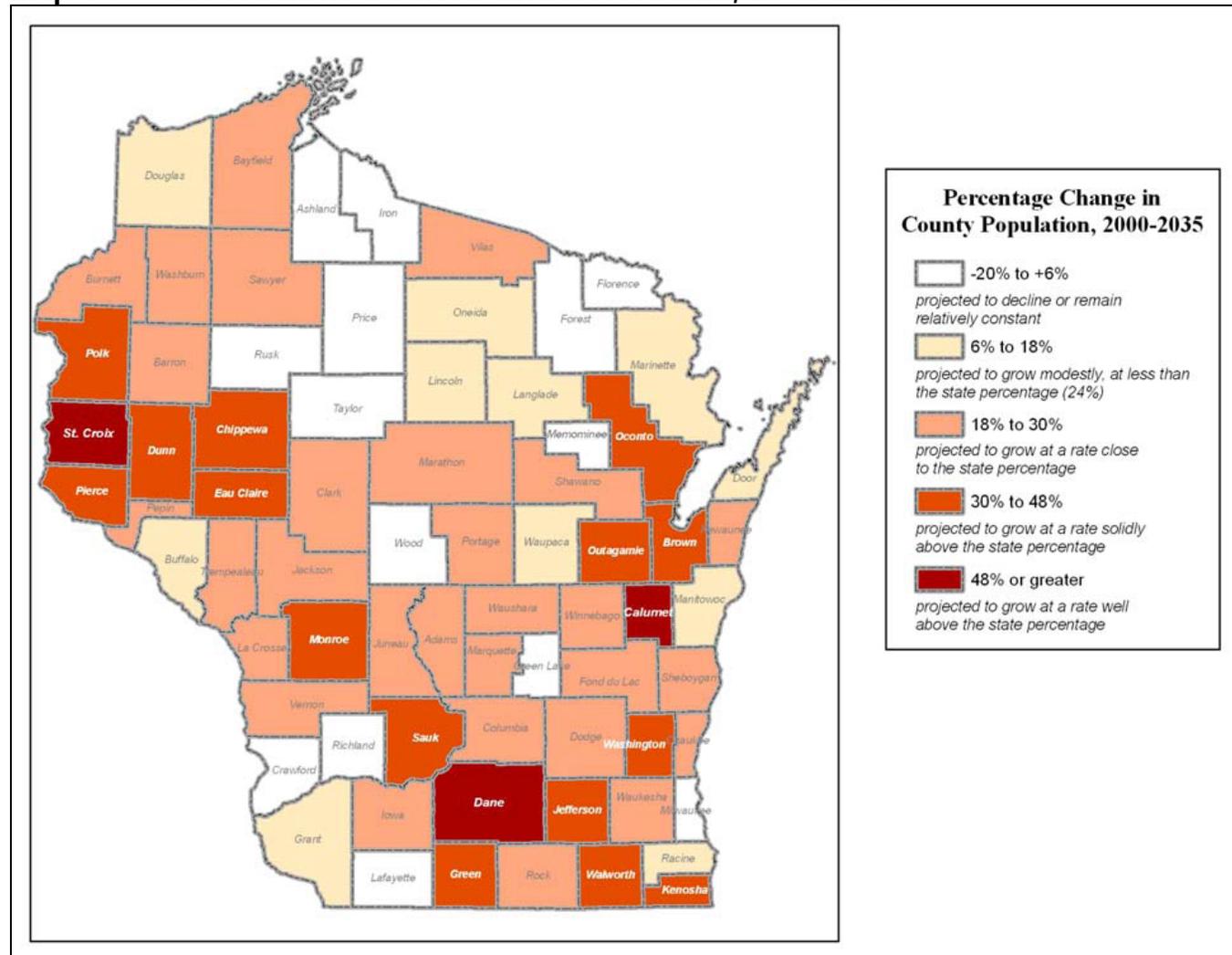
Table 1.2F – POVERTY STATUS BY AGE IN 1989 AND 1999

	1989				1999				1989 to 1999 CHANGE			
	POLK COUNTY		T BEAVER		POLK COUNTY		T BEAVER		POLK COUNTY		T BEAVER	
	Number	% of Total Pop.	Number	% of Total Pop.	Number	% of Total Pop.	Number	% of Total Pop.	Number	% Change	Number	% Change
Total:	34,105		654		40,637		706		6,532	19.15%	52	7.95%
Income below poverty level:	4,032	11.82%	109	16.67%	2,888	7.11%	50	7.08%	1,144	-4.72%	59	-9.58%
Under 5 years	472	1.38%	12	1.83%	223	0.55%	0	0.00%	249	-0.84%	12	-1.83%
5 years	106	0.31%	0	0.00%	53	0.13%	0	0.00%	53	-0.18%	0	0.00%
6 to 11 years	571	1.67%	14	2.14%	307	0.76%	3	0.42%	264	-0.92%	11	-1.72%
12 to 17 years	413	1.21%	14	2.14%	303	0.75%	2	0.28%	110	-0.47%	12	-1.86%
18 to 64 years	1,850	5.42%	54	8.26%	1,447	3.56%	27	3.82%	403	-1.86%	27	-4.43%
65 to 74 years	217	0.64%	10	1.53%	195	0.48%	4	0.57%	22	-0.16%	6	-0.96%
75 years and over	403	1.18%	5	0.76%	360	0.89%	14	1.98%	43	-0.30%	-9	1.22%
Income at or above poverty level:	30,073	88.18%	545	83.33%	37,749	92.89%	656	92.92%	7,676	25.52%	111	20.37%
Under 5 years	2,018	5.92%	28	4.28%	2,203	5.42%	45	6.37%	185	-0.50%	17	2.09%
5 years	521	1.53%	8	1.22%	417	1.03%	5	0.71%	-104	-0.50%	-3	-0.52%
6 to 11 years	2,939	8.62%	45	6.88%	3,374	8.30%	54	7.65%	435	-0.31%	9	0.77%
12 to 17 years	2,713	7.95%	67	10.24%	3,802	9.36%	58	8.22%	1,089	1.40%	-9	-2.03%
18 to 64 years	17,397	51.01%	322	49.24%	22,688	55.83%	418	59.21%	5,291	4.82%	96	9.97%
65 to 74 years	2,650	7.77%	51	7.80%	2,942	7.24%	38	5.38%	292	-0.53%	-13	-2.42%
75 years and over	1,835	5.38%	24	3.67%	2,323	5.72%	38	5.38%	488	0.34%	14	1.71%

Source: US Census

For education levels, employment characteristics and employment forecasts see the economic development element, section 6.2 on page 64.

Map 1-8 WISCONSIN COUNTY GROWTH RATES, 2000-2035



Source: Wisconsin Dept of Administration Population Projections 2000-2035

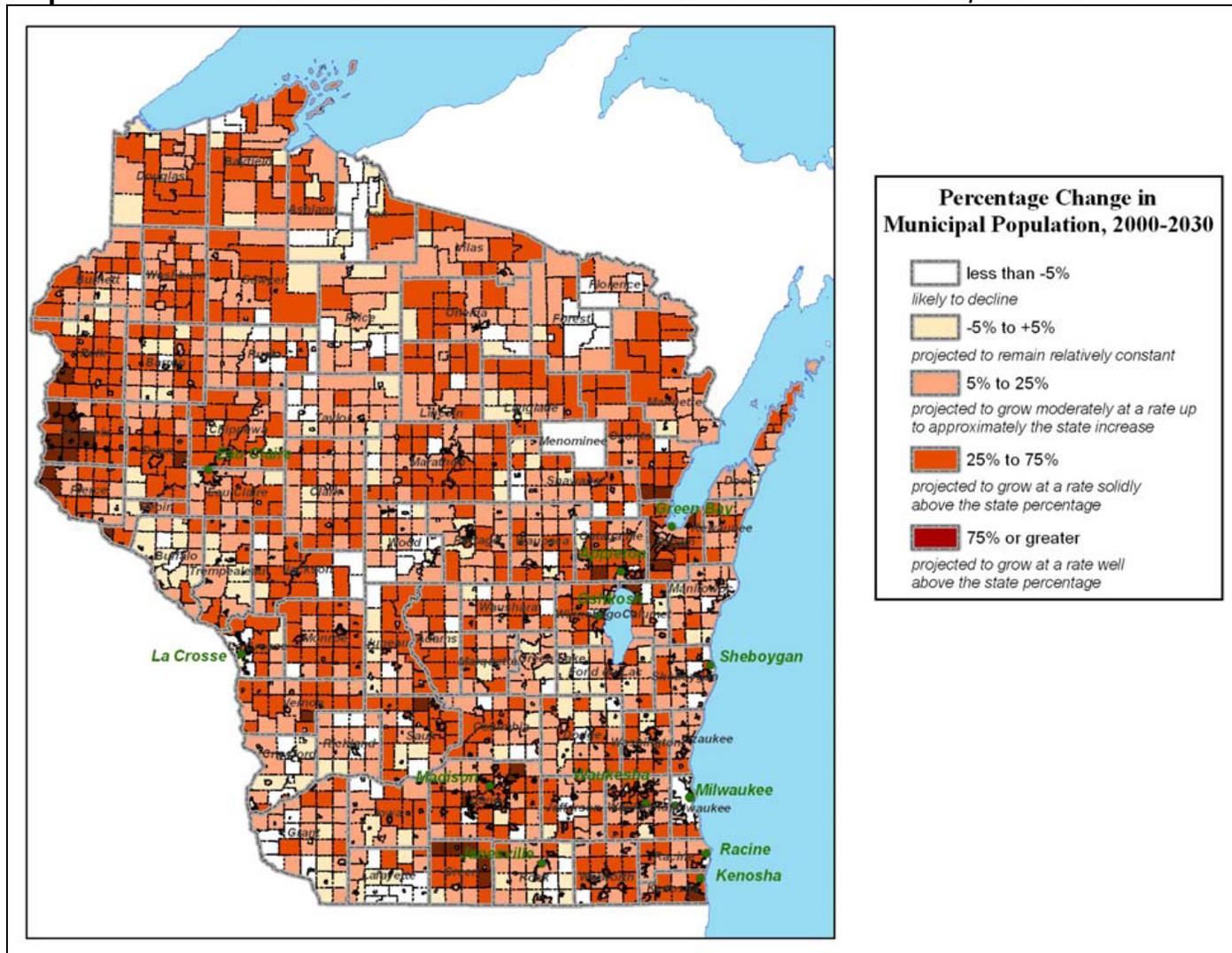
Table 1.9 WI COUNTIES WITH GREATEST PERCENT CHANGE IN POPULATION, 2000-2035

County	Census 2000	Projection 2035	Number Change	Percentage Change
SAINT CROIX	63,155	148,043	84,888	134%
CALUMET	40,631	71,227	30,596	75%
DANE	426,526	653,876	227,350	53%
PIERCE	36,804	54,094	17,290	47%
POLK	41,319	60,640	19,321	47%
SAUK	55,225	80,563	25,338	46%
WALWORTH	92,013	132,941	40,928	45%
WASHINGTON	117,496	169,159	51,663	44%
OCONTO	35,652	51,037	15,385	43%
KENOSHA	149,577	213,077	63,500	42%

Source: Wisconsin Dept of Administration Population Projections 2000-2035

Map 1-8, Table 1.9, Map 1-10, and Map 1-11 all show the anticipated change in the population for counties and municipalities in Wisconsin from 2000 – 2035. Polk County is currently tied for 4th fastest growing county as a percent of population. The projections place an additional 19,000+ people in the county by 2035. Considering the largest incorporated area in Polk County currently is under 3,000 people, this population growth is a substantial and needs to be prepared for. Map 1-11 shows that the portion of Turtle Lake that is in Polk County is expected to grow over 100% by 2035. The map also shows that the Town of Beaver is expected to grow by about 42.5% in that same time period. Care and planning should be done in order to have development happen in areas the do not jeopardize the goals of the Town of Beaver.

Map 1-10 PROJECTED MUNICIPAL POPULATION PERCENT CHANGE, 2000-2030



Source: Wisconsin Dept of Administration Population Projections 2000-2035

1.3 STRENGTHS, WEAKNESSES, OPPORTNITIES, AND THREATS ANALYSIS

The Town of Beaver Planning Commission participated in a SWOT Analysis for which they were asked to provide a list of strengths, weakness, opportunities and threats in the Town. Below are the results.

<p>Strengths</p> <ul style="list-style-type: none"> - Lakeshore - Rural atmosphere/natural beauty - Public boat landing <ul style="list-style-type: none"> ▪ Draws visitors ▪ Encourages family atmosphere - Public hunting ground – lots of acreage - Major highways through township - 3 school districts <ul style="list-style-type: none"> ▪ quality schools ▪ good options to home school or virtual school ▪ higher learning options (ITV) - Large employer - Growing number of jobs available - Options for commuting (to Twin Cities or Rice Lake) - Safe and peaceful - Cooperative agreement between police - Good EMT and fire – first responders 	<p>Weaknesses</p> <ul style="list-style-type: none"> - Rising taxes - Police protection - Hard to find small acres - Not quality farmland available for rent - Lack of social entertainment (movie theaters, restaurants, etc) - Competition from big box stores is forcing closure of small businesses - Lack of youth activities - No churches - Lack of industry - Casino creates identity - Part-time residents - No campgrounds - No land left around lake - Lack of rental homes/cottages on lake
<p>Opportunities</p> <ul style="list-style-type: none"> - Remain rural and small - Close to Twin Cities and Rice Lake - Keep/maintain small businesses – don't tax too high - Recreation (hunting, fishing, snowmobiling) - All town roads open to ATV use - US highways (8 & 63) 	<p>Threats</p> <ul style="list-style-type: none"> - Annexation - Youth leaving and growing aging population - Loosing the educated - China (and other countries) taking away jobs

1.4 OVERALL ELEMENT GOALS

The following goals for each of the elements have been prepared by the Town of Beaver Planning Commission. These statements are intended to assist the Town Board and Planning Commission in future decision-making for housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation and land use activities within the Town.

Housing Goals

- 1) Promote the development of housing for *all* of our residents.
- 2) Encourage redevelopment of existing structures.

Transportation Goals

- 1) Maintain the existing transportation network.

Utilities and Community Facilities Goal

- 1) Maintain the quality and efficiency of the existing infrastructure.

Agricultural, Natural and Cultural Resources Goal

- 1) Expand and enhance recreational opportunities.
- 2) Preserve and enhance water quality
- 3) Preserve prime agricultural lands
- 4) Preserve the cultural heritage

Economic Development Goals

- 1) Promote the retention, expansion and diversification of Turtle Lake businesses.
- 2) Encourage redevelopment of existing structures.
- 3) Increase visibility of recreational opportunities.

Intergovernmental Cooperation Goal

- 1) Maintain the existing agreements with neighboring municipalities.

Land Use Goals

- 1) Preserve the existing rural character of the Town of Beaver.

ELEMENT 2: HOUSING

The housing element is important for gauging the availability of appropriate housing for the Town's changing population. The ability of a community to address its demand for housing is essential to its economic viability and the welfare of its residents. This element will address the following:

- 2.1 EXISTING CONDITIONS**
- 2.2 ASSESSMENT OF FUTURE NEEDS**
- 2.3 HOUSING PROGRAMS AND POLICIES**
- 2.4 GOALS AND OBJECTIVES**

2.1 EXISTING CONDITIONS

Age Characteristics

Table 2.2A lists the number of housing units by year built, comparing the Town's housing stock age to the County's and State's housing stock age. This data; however, does not account for any housing built after March of 2000. Since 2000 the Town of Beaver has experienced a moderate amount of housing development, but lower than the rate seen in the previous decade.

Structural Characteristics

Table 2.2B groups the housing structures by the number of units in the structure for 1990 and 2000. During that time period the largest change took place in the *1 Unit, Detached* category with 379 units built. The Town had a 100% decrease in the number of mobile homes/trailers from 1990 to 2000, compared to the rather stagnant County and State numbers.

Table 2.2A – Year Structure Built

	WI	% OF TOTAL	POLK	% OF TOTAL	T BEAVER	% OF TOTAL
Total Structures:	2321144		21129		439	
Built 1999 to March 2000	50735	2.19%	806	3.81%	16	3.64%
Built 1995 to 1998	170219	7.33%	1860	8.80%	44	10.02%
Built 1990 to 1994	168838	7.27%	1804	8.54%	29	6.61%
Built 1980 to 1989	249789	10.76%	2990	14.15%	43	9.79%
Built 1970 to 1979	391349	16.86%	3870	18.32%	73	16.63%
Built 1960 to 1969	276188	11.90%	2211	10.46%	66	15.03%
Built 1950 to 1959	291948	12.58%	1862	8.81%	39	8.88%
Built 1940 to 1949	178914	7.71%	1374	6.50%	33	7.52%
Built 1939 or earlier	543164	23.40%	4352	20.60%	96	21.87%

U.S. Census Bureau Census 2000

Table 2.2B – Units in Structure

	WI	% OF TOTAL	POLK	% OF TOTAL	T BEAVER	% OF TOTAL
1990						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	340	81.15%
1 Unit, Attached	50,380	2.45%	135	0.73%	0	0.00%
2 Units	197,659	9.61%	420	2.26%	2	0.48%
3 or 4 Units	79,562	3.87%	220	1.19%	0	0.00%
5 to 9 Units	81,331	3.96%	265	1.43%	0	0.00%
10 to 19 Units	67,222	3.27%	341	1.84%	0	0.00%
20 to 49 Units	65,203	3.17%	325	1.75%	0	0.00%
50 or more Units	42,860	2.08%	0	0.00%	0	0.00%
Mobile Home or Trailer	101,149	4.92%	2,497	13.45%	76	18.14%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	1	0.24%
Total Units	2,055,774		18,562		419	
2000						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	379	90.45%
1 Unit, Attached	77,795	3.78%	316	1.70%	2	0.48%
2 Units	190,889	9.29%	454	2.45%	0	0.00%
3 or 4 Units	91,047	4.43%	336	1.81%	0	0.00%
5 to 9 Units	106,680	5.19%	418	2.25%	0	0.00%
10 to 19 Units	75,456	3.67%	382	2.06%	0	0.00%
20 to 49 Units	80,528	3.92%	443	2.39%	0	0.00%
50 or more Units	62,969	3.06%	7	0.04%	0	0.00%
Mobile Home or Trailer	101,465	4.94%	2,068	11.14%	58	13.84%
Boat, RV, van, etc.	2,703	0.13%	220	1.19%	0	0.00%
Total Units	2,321,144		21,129		439	
1990 to 2000 CHANGE						
1 Unit, Detached	189,382	9.21%	2,506	13.50%	39	9.31%
1 Unit, Attached	27,415	1.33%	181	0.98%	2	0.48%
2 Units	-6,770	-0.33%	34	0.18%	-2	-0.48%
3 or 4 Units	11,485	0.56%	116	0.62%	0	0.00%
5 to 9 Units	25,349	1.23%	153	0.82%	0	0.00%
10 to 19 Units	8,234	0.40%	41	0.22%	0	0.00%
20 to 49 Units	15,325	0.75%	118	0.64%	0	0.00%
50 or more Units	20,109	0.98%	7	0.04%	0	0.00%
Mobile Home or Trailer	316	0.02%	-429	-2.31%	-18	-4.30%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	-1	-0.24%
Total Units	265,370	12.91%	2,567	13.83%	20	4.77%

Source: US Census

Value Characteristics

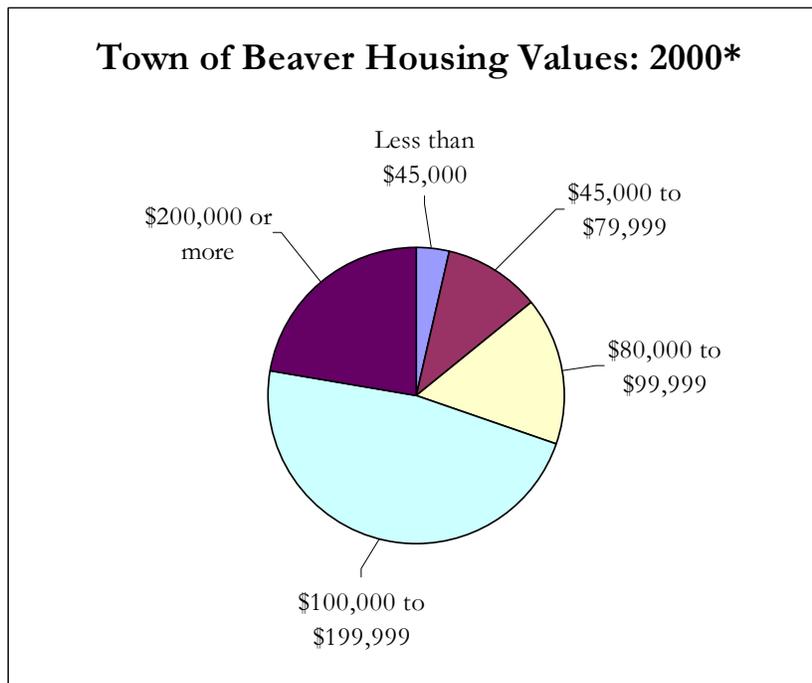
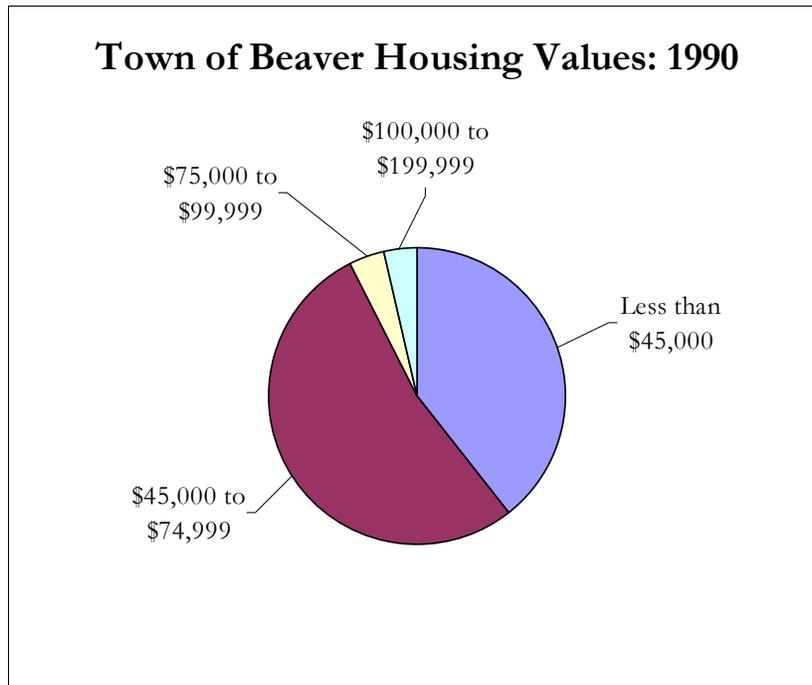
Table 2.2C shows the value of owner-occupied housing units in the State, County and Town in 1990 and 2000 and Graph 2.2A illustrates the rise in housing values for the same time period.

Table 2.2C – Value for Owner-Occupied Housing Units

1990						
	WI	% OF TOTAL	POLK	% OF TOTAL	BEAVER	% OF TOTAL
Total Owner-Occupied Housing	916,708		5,596		84	
Median value	\$62,500		\$53,600		\$55,400	
Less than \$15,000	8,501	0.93%	77	1.38%	3	3.57%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	4	4.76%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	4	4.76%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	3	3.57%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	3	3.57%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	6	7.14%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	8	9.52%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	4	4.76%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	13	15.48%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	18	21.43%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	12	14.29%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	3	3.57%
\$125,000 to \$149,999	32,627	3.56%	109	1.95%	2	2.38%
\$150,000 to \$174,999	16,058	1.75%	51	0.91%	1	1.19%
\$175,000 to \$199,999	8,602	0.94%	29	0.52%	0	0.00%
\$200,000 to \$249,999	8,327	0.91%	18	0.32%	0	0.00%
\$250,000 to \$299,999	3,959	0.43%	2	0.04%	0	0.00%
\$300,000 to \$399,999	3,082	0.34%	5	0.09%	0	0.00%
\$400,000 to \$499,999	1,018	0.11%	0	0.00%	0	0.00%
\$500,000 or more	1,010	0.11%	1	0.02%	0	0.00%
2000						
	WI	% OF TOTAL	POLK	% OF TOTAL	BEAVER	% OF TOTAL
Total Owner-Occupied Housing	1,122,46		7,642		112	
Median Value	\$112,200		\$100,200		\$88,800	
Less than \$10,000	1,142	0.10%	6	0.08%	0	0.00%
\$10,000 to \$14,999	1,523	0.14%	9	0.12%	0	0.00%
\$15,000 to \$19,999	2,855	0.25%	24	0.31%	0	0.00%
\$20,000 to \$24,999	4,262	0.38%	26	0.34%	0	0.00%
\$25,000 to \$29,999	6,411	0.57%	52	0.68%	2	1.79%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	2	1.79%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	0	0.00%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	6	5.36%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	6	5.36%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	10	8.93%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	8	7.14%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	25	22.32%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	11	9.82%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	6	5.36%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	11	9.82%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	8	7.14%
\$175,000 to \$199,999	67,003	5.97%	346	4.53%	5	4.46%
\$200,000 to \$249,999	62,223	5.54%	345	4.51%	7	6.25%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	5	4.46%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	0	0.00%
\$400,000 to \$499,999	7,905	0.70%	25	0.33%	0	0.00%
\$500,000 to \$749,999	5,676	0.51%	19	0.25%	0	0.00%
\$750,000 to \$999,999	1,677	0.15%	15	0.20%	0	0.00%
\$1,000,000 or more	1,589	0.14%	4	0.05%	0	0.00%

Source: US Census

Graph 2.2A - Housing Values: 1990 and 2000



* Adjusted to 1990 dollars. Actual ranges are as follows: 'less than \$45,000' equals less than \$46,199; '\$45,000 to \$79,999' equals \$46,200 to \$79,199; '\$80,000 to \$99,999' equals \$79,200 to \$105,599; '\$100,000 to \$199,999' equals \$105,600 to \$197,999; '\$200,000 or more' equals \$198,000 or more.

Occupancy Characteristics

From 1990 to 2000 much of the renter-occupied housing became owner-occupied. In addition, the percentage of vacant housing units dropped from 49% of the total housing units to 31% of the total housing units. The overall growth in the number of housing units was a decrease of 219 units, a 50% decrease.

Table 2.2D – Occupancy Characteristics

1990						
	WISCONSIN		POLK		T BEAVER	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	1,822,118	88.63%	13,056	70.34%	339	51.36%
Owner Occupied	1,215,350	59.12%	10,165	54.76%	240	36.36%
Renter Occupied	606,768	29.52%	2,891	15.57%	99	15.00%
Vacant Housing Units	233,656	11.37%	5,506	29.66%	321	48.64%
Total Housing Units	2,055,774		18,562		660	
2000						
	WISCONSIN		POLK		T BEAVER	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	2,084,544	89.81%	16,254	76.93%	304	68.93%
Owner Occupied	1,426,361	61.45%	13,037	61.70%	269	61.00%
Renter Occupied	658,183	28.36%	3,217	15.23%	35	7.94%
Vacant Housing Units	236,600	10.19%	4,875	23.07%	137	31.07%
Total Housing Units	2,321,144		21,129		441	
1990-2000 CHANGE						
	WISCONSIN		POLK		T BEAVER	
	Number	% Change	Number	% Change	Number	% Change
Occupied Housing Units	262,426	12.59%	3,198	19.68%	-35	-11.51%
Owner Occupied	211,011	14.79%	2,872	22.03%	29	10.78%
Renter Occupied	51,415	7.81%	326	10.13%	-64	-182.86%
Vacant Housing Units	2,944	1.24%	-631	-12.94%	-184	-134.31%
Total Housing Units	265,370	11.43%	2,567	12.15%	-219	-49.66%

Source: US Census

2.2 ASSESSMENT OF FUTURE NEEDS

The Town of Beaver foresees an increased demand for housing units as the number of elderly population increases. There are no senior housing facilities in the Town of Beaver, but there are several in Turtle Lake and Amery. As this demand increases the market should respond. There is ample room and appropriately zoned land within the Town of Beaver, in the Village of Turtle Lake and in the surrounding Towns to provide for these growing and changing needs.

Here are some survey results that relate to housing:

Question 4: The Town should only allow single family homes

Agree: 111 Disagree: 85

Question 5: There is a need for subsidized housing

Agree: 58 Disagree: 139

2.3 HOUSING PROGRAMS AND POLICIES

Programs for Individual Property Owners

Wisconsin Rural Development, Rural Housing Service
 Historic Home Owner's Tax Credits
 Wisconsin Home Energy Assistance Program (WHEAP)
 Wisconsin Focus on Energy
 USDA-Rural Development
 US Dept of Housing and Urban Development

Programs for Local Governments

Community Development Block Grant (CDBG)

Programs for Affordable Housing

Home Investment Partnership Program (HOME)
 Wisconsin Housing and Economic Development Authority (WHEDA)
 Wisconsin Community Action Program Association (WISCAP)
 WestCAP
 Section 8 Program

Programs for Elderly Housing

Community Options Program (COP)
 Property Tax Deferred Loan Program (PTDL)

2.4 GOALS AND OBJECTIVES

Goal 1: Promote the development of housing for all of our residents.

Objectives:

- 1) *Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.*
- 2) *Increase the supply of alternative housing opportunities to serve residents of all ages, including, but not limited to, independent and assisted living facilities for elderly and disabled residents in the Town or the surrounding area.*

Goal 2: Encourage redevelopment of existing structures.

Objectives:

- 1) *Encourage the elimination of substandard, blighted or deficient housing throughout the Town, which will benefit housing values over time.*
- 2) *Promote the preservation and rehabilitation of the existing housing stock.*
- 3) *Promote the utilization of existing housing rehabilitation programs with low or no-interest loans.*

ELEMENT 3: TRANSPORTATION

The transportation system, including roadways, railroads, airports, trails, paths, waterways, etc, plays a major role in the access, efficiency, safety, development and overall desirability of the community as a place to live, work and recreate. There are few things that affect land use in a community more than transportation. This element will address the following:

3.1 EXISTING CONDITIONS

3.2 ROAD CLASSIFICATIONS

3.3 PLANNED IMPROVEMENTS

3.4 GOALS AND OBJECTIVES

3.1 EXISTING CONDITIONS

Existing Road System

The existing road system for the Town of Beaver is illustrated in Map 3-1. State Highway (STH) 8 runs in an east/west direction in the southern portion of the Town. One minor arterial, STH 63, runs north through the Town and changes into County Trunk Highway (CTH) T when it crosses STH 8. CTH V runs through the Town and CTH D borders the western edge of the Town. All other roads are classified as local roads.

Average Annual Daily Traffic counts for the Town were completed by the Wisconsin Department of Transportation in 2004 and 2006. These counts can be seen on Map 3-2. Map 3-3 was developed from an accident report provided by the Sheriff's Department. It indicates all vehicular accidents reported to the Sheriff's Department by year and type from 2004 to 2007.

Existing Alternative Transportation System

There are no public airports in the Town of Beaver; however, there are four very accessible public airports in the region: municipal airports in Amery and Osceola, a regional airport in Cumberland and the Minneapolis/St. Paul International Airport.

No rail lines run through the Town and water transportation is limited to recreational purposes.

The vast majority of roads within the Town are not very conducive to walking or bicycling as a method of transportation. The roads do not have a wide paved shoulder and most roads have speed limits at or above 45mph. The Cattail State Trail is a multi-use trail that can be used by ATV's, snowmobiles, bicycles and pedestrians, thus being a corridor for alternative transportation options. All roads owned and maintained by the Town of Beaver are open to use by ATV's.

The residents of the Town of Beaver utilize the County's Care-A-Van system for transport of those that do not have their own means of transportation. The Town will consider working with other surrounding units of government to expand options to serve this population with needed transportation.

Aside from the aforementioned bus service, there are no other transit services offered or planned for the Town of Beaver. The Turtle Lake Casino, however, offers a shuttle bus to and from its casino.

Recreational Trail System

There are several State and County trails for various recreational opportunities within the County. The Cattail State Trail passes through the Town of Beaver. Information from the WDNR website on the Cattail Trail is included below. A map of the County trail network can be seen on Map 3-4.

Aldo Leopold Legacy Trail System Cattail State Trail

The Cattail State Trail travels for 17.8 miles on a former rail corridor between the communities of Amery and Almena in northwestern Wisconsin. Forests, farmlands, prairies, hills and various wildlife habitats surround the trail, which also passes through the village of Turtle Lake. The trail is maintained and managed by Polk and Barron counties.

The Cattail State Trail is open year-round to a wide-variety of uses. Trail uses include walking, mountain biking, wildlife viewing, horseback riding and snowmobiling. All-terrain vehicles are allowed on the trail year-round. Off-road motorcycles are allowed on the trail year-round in Polk County only.



*Anglers on their way through Turtle Lake on the Cattail State Trail.
DNR Photo by Bonnie Gruber*

As a multi-use trail, the Cattail State Trail may bring a number of different users to the trail at the same time. It is important to use good trail etiquette to ensure the enjoyment and safety of all trail users.

3.2 ROAD CLASSIFICATIONS

The Wisconsin Dept. of Transportation classifies roads based on their function. Below is a listing of the different classification types and the amount of roads in the Town of Beaver in those same classifications. Functional road classifications for rural areas include principle arterials, minor arterials, major collectors, minor collectors and local roads. See Map 3-4 for road classifications in the Town of Beaver.

Principle arterials serve interstate and interregional trips. These roads generally serve urban areas greater than 5,000 in population.

Minor arterials serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements.

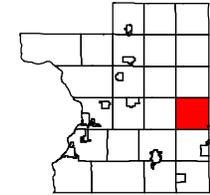
Major collectors provide service to moderate sized communities and links traffic to nearby larger population centers.

Minor collectors collect traffic from local roads, linking them to all remaining smaller communities. All developed areas should be within a reasonable distance of collector roads.

Local roads provide access for travel over relatively short distances. All roads not classified as arterials or collectors are classified as local roads.

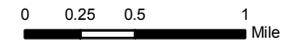
Road Classification	Number of Miles
Principle Arterials	~7 miles
Major Collectors	~5 1/3 miles
Minor Collectors (Urban)	~.15 miles
Minor Collectors (Rural)	~6 2/3 miles
Local	~55 3/4 miles

MAP 3-1 GENERAL ROAD MAP Town of Beaver Polk County Wisconsin



Polk County

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

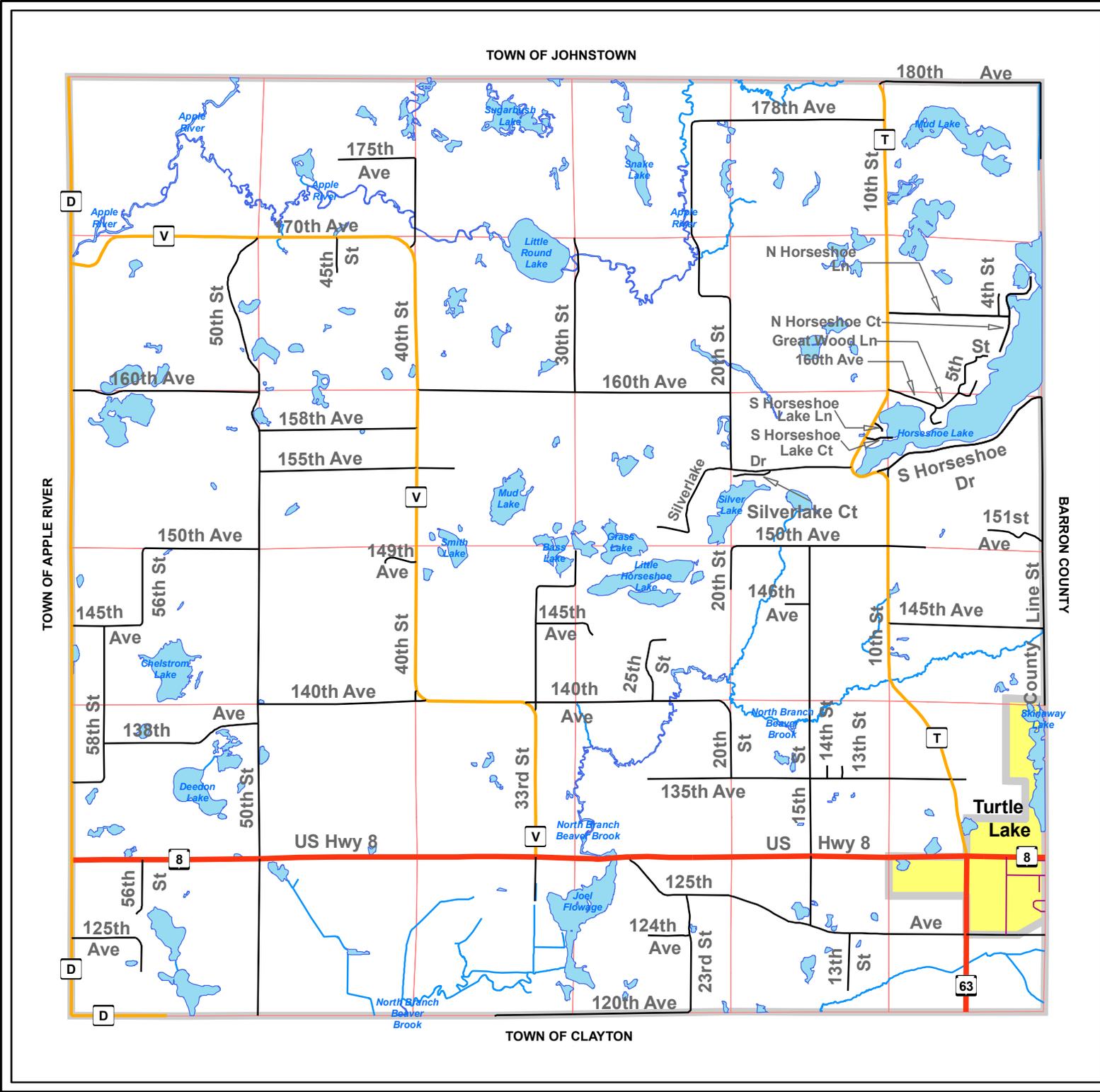


Created by:
Polk County Land Information Department
Geographic Information Systems Division
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Balsam Lake, WI 54810
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www.co.polk.wi.us



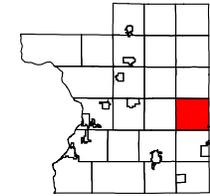
12/19/08

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



MAP 3-2 TRAFFIC COUNTS

Town of Beaver Polk County Wisconsin



Polk County

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

Average Annual Daily Traffic Count Site

2004 9999
2005 9999

Average Annual Daily Traffic Counts:
Source: WDOT



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
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Fax: 715.485.9246
www.co.polk.wi.us



5/13/09

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF JOHNSTOWN

180th Ave

178th Ave

175th Ave

170th Ave

160th Ave

158th Ave

155th Ave

150th Ave

149th Ave

145th Ave

140th Ave

138th Ave

US Hwy 8

120th Ave
TOWN OF CLAYTON

US Hwy 8

1300

63

440

D

160th Ave

158th Ave

155th Ave

150th Ave

149th Ave

145th Ave

140th Ave

138th Ave

US Hwy 8

120th Ave
TOWN OF CLAYTON

US Hwy 8

1300

63

440

D

50th St

45th St

40th St

30th St

160th Ave

20th St

20th St

10th St

4th St

5th St

40th St

25th St

20th St

20th St

10th St

10th St

13th St

14th St

15th St

13th St

13th St

13th St

TOWN OF APPLE RIVER

BARRON COUNTY

Apple River

Apple River

Apple River

Apple River

Apple River

Apple River

Sugarbush Lake

Snake Lake

Apple River

Little Round Lake

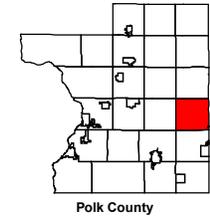
Mud Lake

Silverlake

Silver Lake

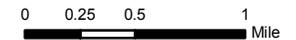
MAP 3-4

ROAD CLASSIFICATION Town of Beaver Polk County Wisconsin



- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP
- PRINCIPAL OR MINOR ARTERIAL**
Approximate Total Miles 6.97
- MAJOR COLLECTOR**
Approximate Total Miles 5.36
- MINOR COLLECTOR - RURAL**
Approximate Total Miles 6.68
- MINOR COLLECTOR - URBAN**
Approximate Total Miles .15
- LOCAL**
Approximate Total Miles 55.73

Road Centerline Source:
Wisconsin Department of Transportation



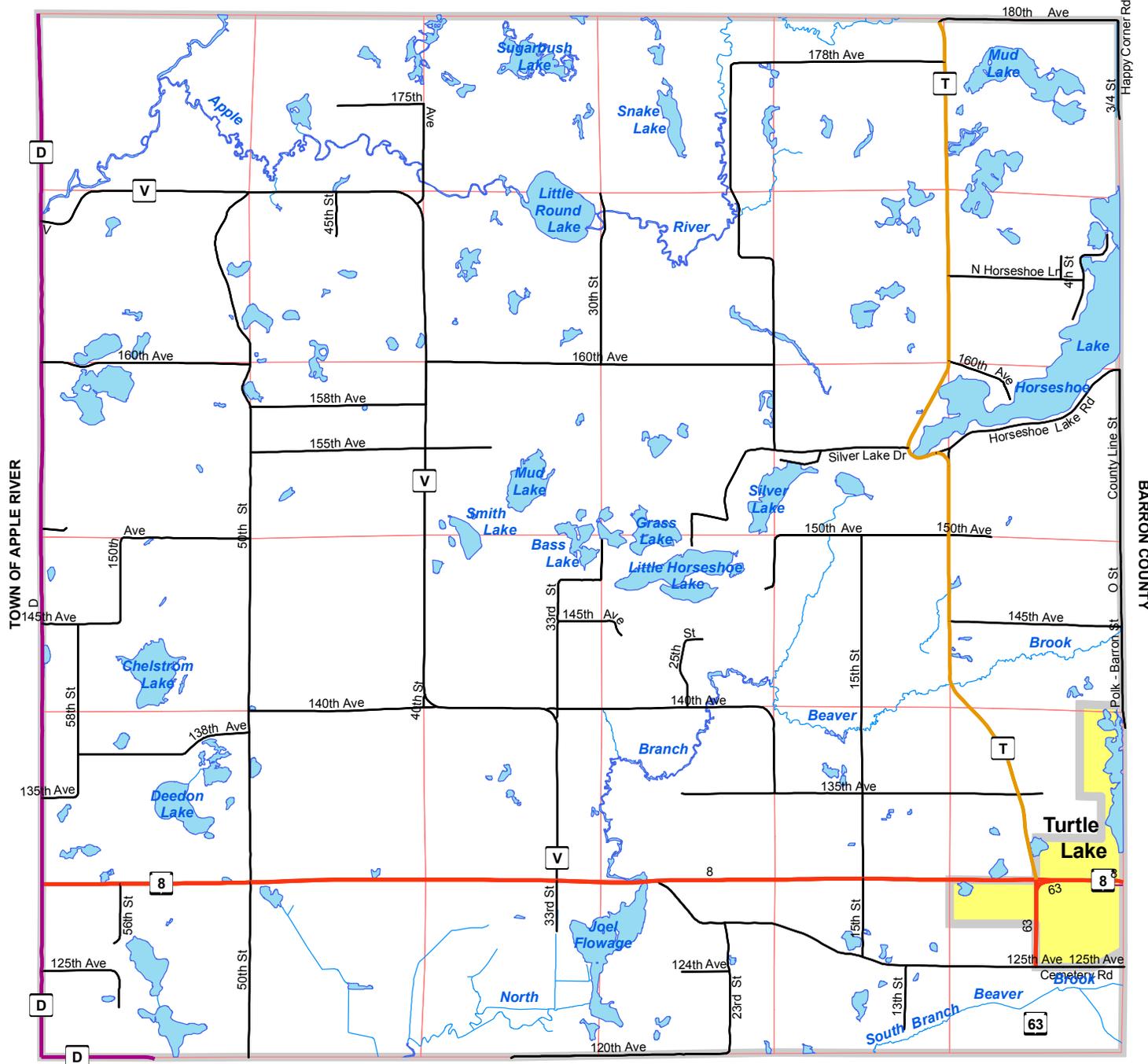
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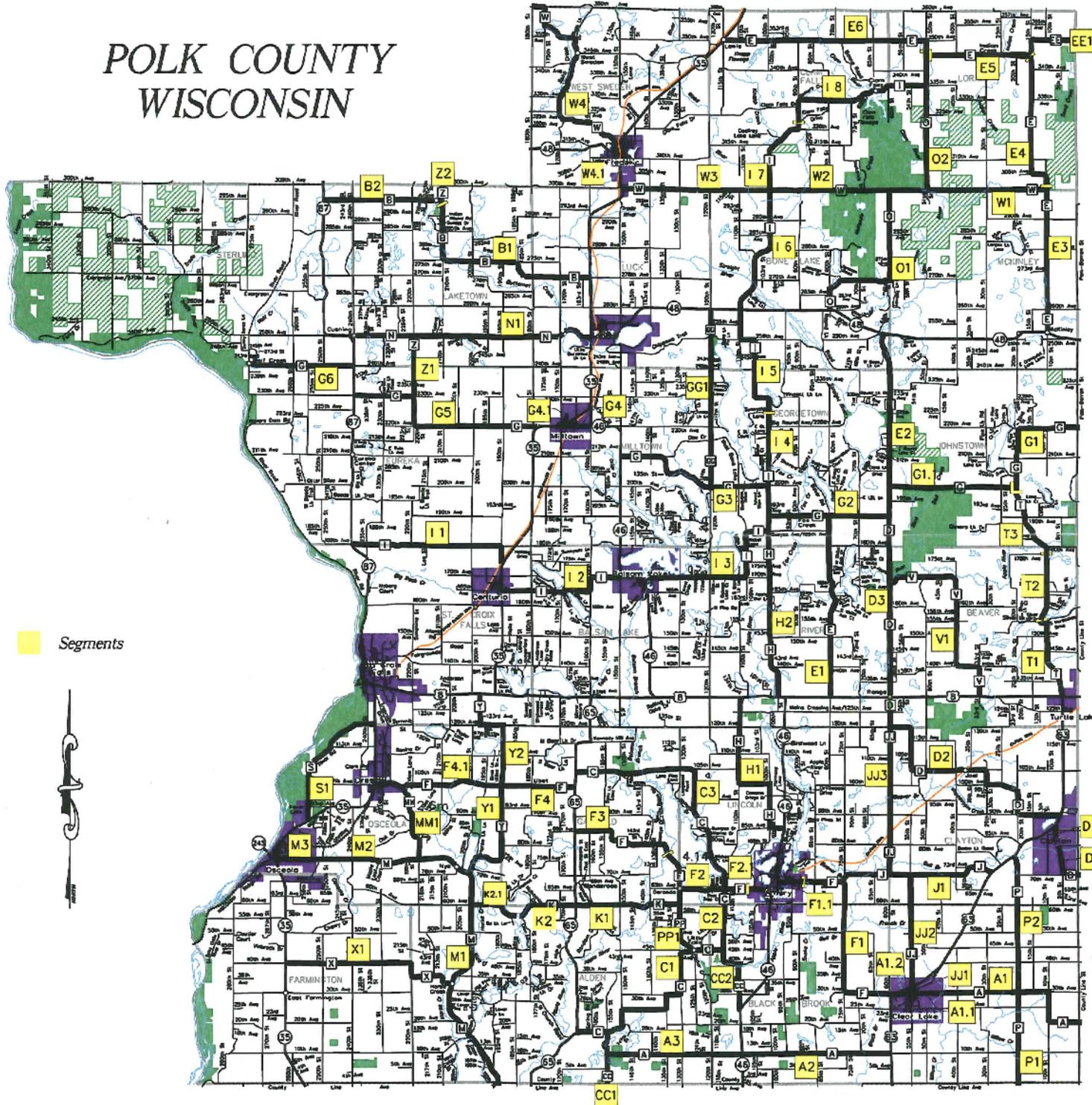
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TOWN OF JOHNSTOWN



TOWN OF CLAYTON

POLK COUNTY WISCONSIN



Segments

MAP 3-5 COUNTY ROAD SEGMENTS



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MAP 3-6 TRAIL SYSTEM

Polk County
Wisconsin



TRAIL TYPES

- ATV
- BICYCLE
- HIKING
- HORSE
- SKI
- SNOWSHOE
- OTHER

- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- CITY/VILLAGE ROAD
- HWY RAMP
- PRIVATE ROAD
- PRIVATE DRIVEWAY
- WATER BODY

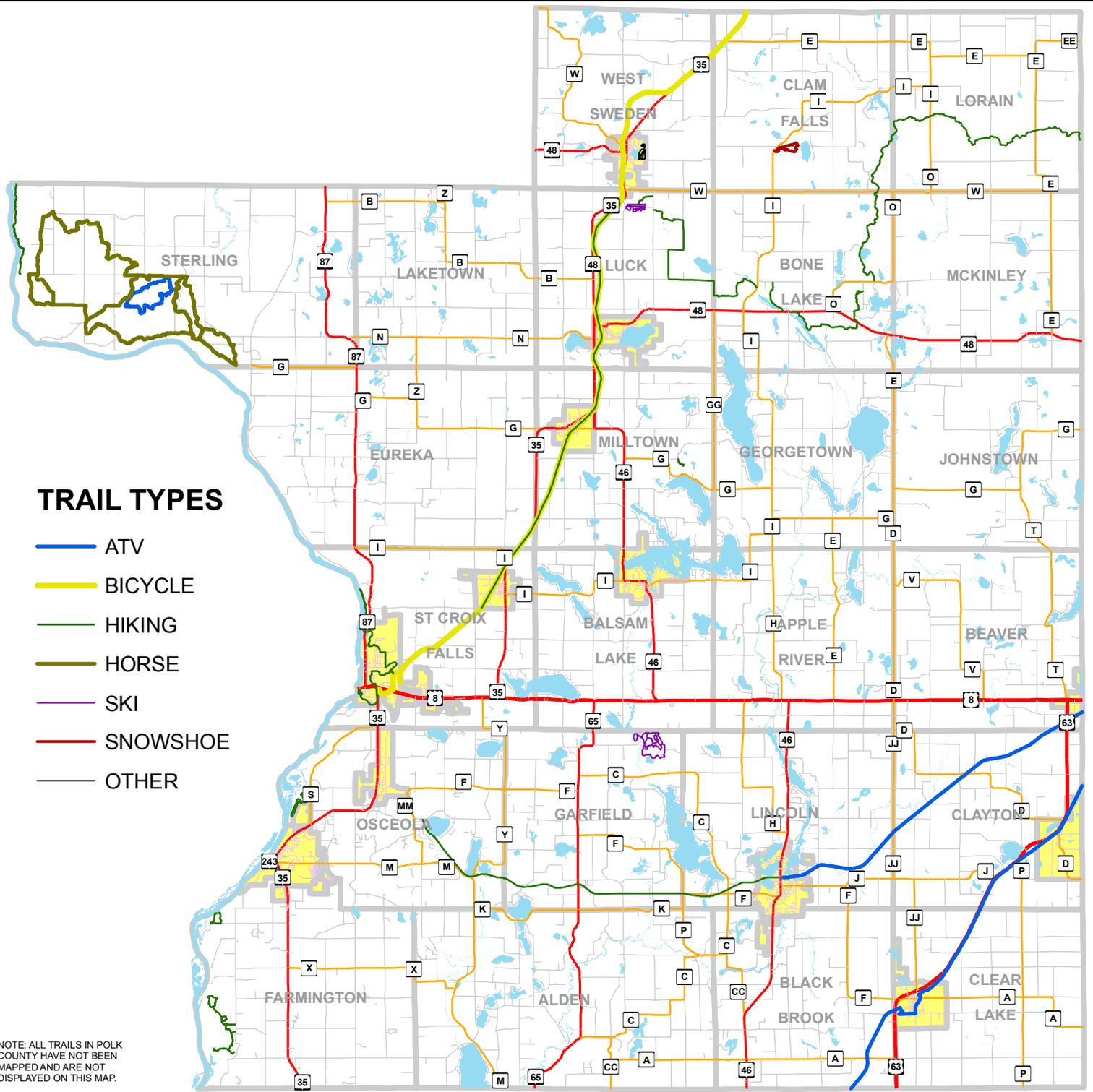


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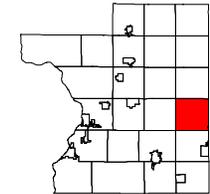
NOTE: ALL TRAILS IN POLK COUNTY HAVE NOT BEEN MAPPED AND ARE NOT DISPLAYED ON THIS MAP.

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MAP 3-7 GENERAL TRAILS MAP

Town of Beaver
Polk County
Wisconsin



Polk County

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- ATV TRAIL
- SNOWMOBILE CLUB TRAIL
- COUNTY SNOWMOBILE TRAIL
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

0 0.25 0.5 1 Mile



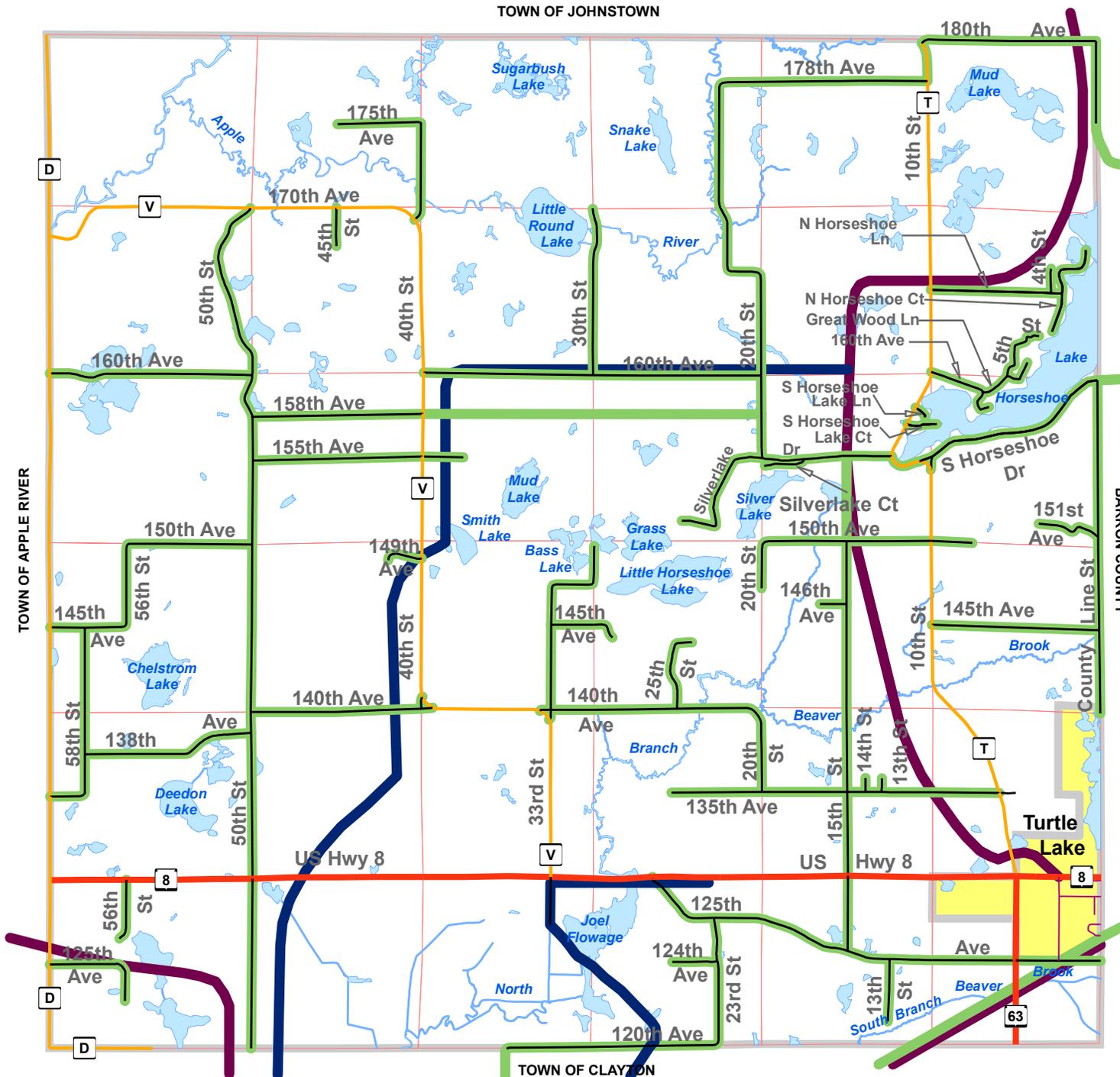
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5/20/09

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TOWN OF JOHNSTOWN



Snowmobile & ATV data source: Polk County Snowmobile & ATV Council official hard copy map

MAP 3-8 GENERAL SNOWMOBILE MAP

Polk County
Wisconsin



State of Wisconsin

-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  SNOWMOBILE TRAIL
-  HYDRO BODY
-  CITY/VILLAGE
-  TOWNSHIP

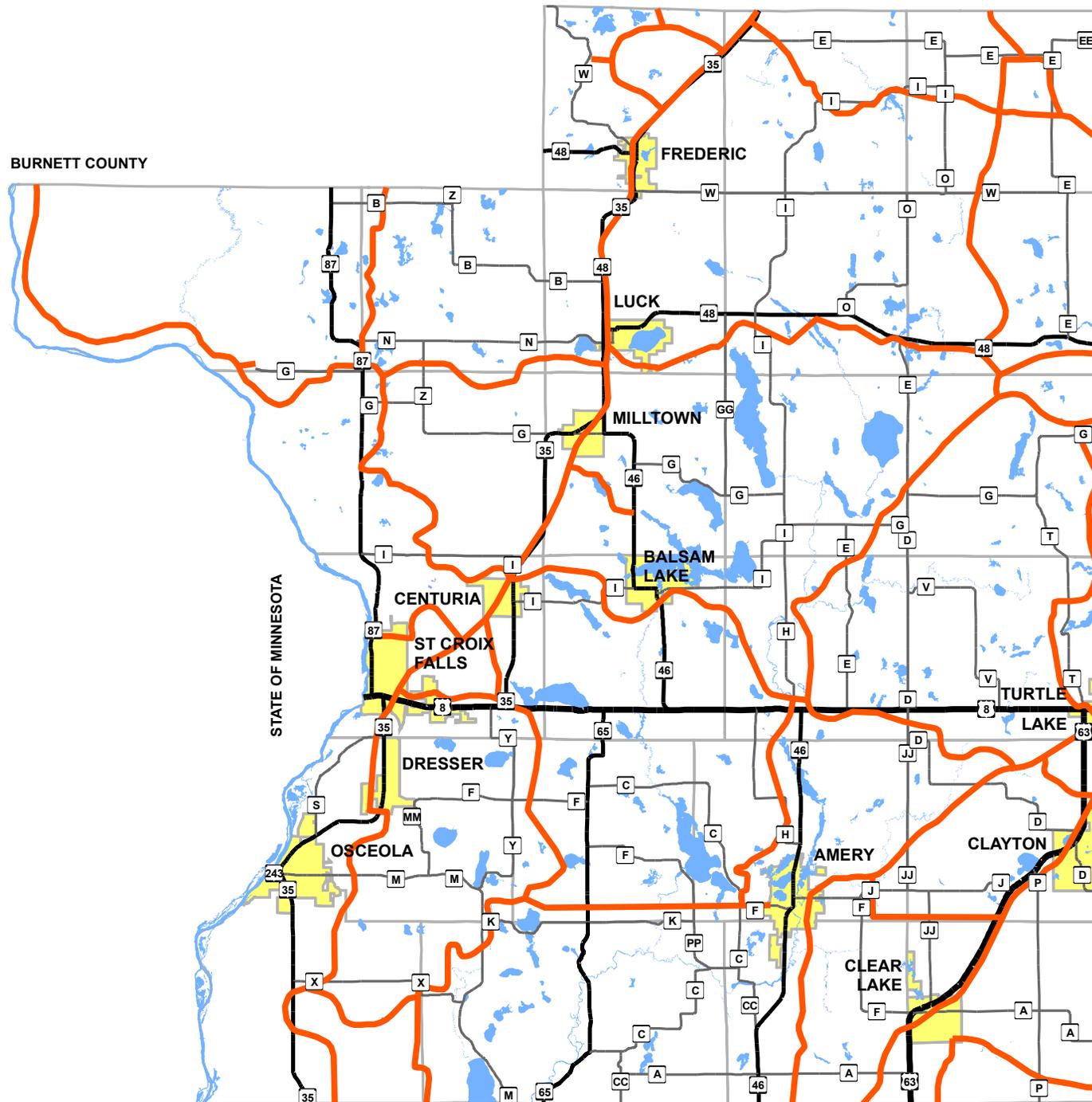
0 1.5 3 6 Miles



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ST CROIX COUNTY

ST CROIX COUNTY

Snowmobile Trail data source: Polk County Snowmobile & ATV Council official hard copy map

3.3 PLANNED IMPROVEMENTS

Area Transportation Plans

Polk County is not included in any urban area transportation plans.

The Town of Beaver is not affected by any urban area transportation plans, airport master plans or rail plans. There are, however, talks of a commuter rail line connecting Polk County to the Twin Cities metropolitan area, but this would fall outside of the scope of the 20-year plan.

There are also plans for US Highway 8 in the Town of Beaver in the future. Currently on the Wisconsin Department of Transportation's website, there is an Environmental Impact Statement in the Plans and Projects section. The report is available at the following address: <http://www.dot.wisconsin.gov/projects/d8/eis/eis.htm> The document reviews impacts on the landscape and suggests several alternatives routes. The changes that are proposed could have a marked affect on the Town of beaver. Therefore, the Plan Commission and/or Town Board should be involved in the discussions going forward so they know what is planned and can have a voice in the process. Depending on what the final proposal by the DOT end up being, adjustments may need to be made in this plan.

Additional Wisconsin DOT plans for the area can be found on the following 2 pages. The 3 pages immediately following the Wisconsin DOT road plans, show the planned transportation projects for Polk County for the 2007-2013.

Town of Beaver Road Plan 2007:

- 2008: Mill-Gravel and Blacktop 20th St. south of 160th Ave. to Silver Lake Dr. then east for a total of 3,696 ft.
- 2009: Sandlift/gravel 135th west of 20th (1/2 mile)
- 2010: Blacktop 135th Ave.
- 2011: Sandlift 30th St. north

Question 40: A major goal should be the maintenance and improvement of Town roads.

Agree: 143 Disagree: 57

Question 41: I am willing to pay more taxes to fund better roads and road maintenance

Agree: 65 Disagree: 133

TABLE 3.1: PROPOSED SIX YEAR ROAD PLAN (Includes 5% Cost Increase per Year)
Polk County Highway Department

Date Developed: February 2007
 Latest Revision Date: 9/4/07

				2007 Construction Budget	\$ 2,017,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost	
2007	N1	6.660	Dirt work		91,266.00
	N1(2)	1.600	Pulverize/pave end section		266,000.00
	A1 (1)	3.290	Pulverize/pave (Actual Cost)		401,202.00
	F5	0.680	Intersection/pave (Actual Cost)		165,000.00
	K1	n/a	Culvert replacement		60,000.00
	F5.1	0.400	Contribution to Village of Dresser		50,000.00
	H1	n/a	Culverts/ditching		200,000.00
	K2	1.966	Chipseal (Actual Cost)		29,442.00
	K2.1	1.844	Chipseal (Actual Cost)		25,457.00
	V1	6.890	Chipseal (Actual Cost)		80,009.00
	D3	6.080	Chipseal (Actual Cost)		60,725.00
	Y2	3.770	Wedge/Overlay (Actual Cost)		404,660.00
	Z1	2.080	Ultra-thin Overlay (Actual Cost)		96,851.00
Total Road Miles		35.260	Total Estimated Cost		\$1,930,612.00
				Budget Balance	\$86,813.00

				2008 Budget Year	Construction Budget - 2007	\$ 2,017,425.00
				Budget Increase	500,000.00	
				Proposed 2008 Budget	\$ 2,517,425.00	
Year	Road / Segment	Miles	Proposed Project	Estimated Cost		
2008	A1 (2)	3.030	Pulverize & overlay			400,000.00
	X1 (1) (CTH M - 230th)	2.900	Pulverize/Pave (CHIP = \$159,885.00)			435,000.00
	N1	6.660	20% STP Match + E.03 to E-1 update			395,000.00
	Z2	0.530	Safety enhancement project			150,000.00
	F5.1	0.400	Contribution to Village of Dresser			86,000.00
	JJ3, MM & I2	12.850	Chipseal			167,050.00
	H1	n/a	Intersections			200,000.00
	I6	4.410	Ultra-thin overlay			220,500.00
	G3	5.470	Ultra-thin overlay			291,944.00
	T1	2.840	Ultra-thin overlay			151,577.00
Total Road Miles		39.090	Total Estimated Cost			\$2,497,071.00
				Budget Balance		\$20,354.00

				2009 Budget Year	2008 Construction Budget	\$ 2,517,425.00
				Budget Increase	250,000.00	
				Proposed 2009 Budget	\$ 2,767,425.00	
Year	Road / Segment	Miles	Proposed Project	Estimated Cost		
2009	X1 (2)	3.214	Pulverize/Pave (CHIP-D = \$170,668)			506,205.00
	P1	3.000	Pulverize/pave & culverts			550,000.00
	I7	2.700	Ultra-thin overlay			135,000.00
	I3	1.300	Box culvert/ultra-thin overlay (20% Grant Match)			200,000.00
	B1/C1/C2/CC1/PP	20.640	Chipseal			303,009.00
	I3	4.390	Ultra-thin overlay			219,500.00
	H1	3.100	Pulverize/pave/ditching			600,383.00
	T2	2.290	Ultra-thin overlay			122,222.00
	A1.1	0.290	Mill/pave			134,900.00
Total Road Miles		40.924	Total Estimated Cost			\$2,771,219.00
				Budget Balance		(\$3,794.00)

2010 Budget Year			2009 Construction Budget	\$ 2,767,425.00
			Budget Increase	250,000.00
			Proposed 2010 Budget	\$ 3,017,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2010	I6	n/a	Culvert Replacement (Straight River)	100,000.00
	J1	5.340	Pave (3-1/2-inch Overlay)	725,550.00
	CC2	2.470	Pulverize/pave	408,000.00
	W1	3.970	Pulverize/pave	655,000.00
	M3/M2	6.400	20% STP Match	498,200.00
	O2/E2	8.710	Chipseal	133,000.00
	I5/I4	8.140	Chipseal	122,000.00
	F1	7.020	Ultra-thin overlay	393,000.00
Total Road Miles		42.050	Total Estimated Cost	3,034,750.00
			Budget Balance	(\$17,325.00)

2011 Budget Year			2010 Construction Budget	\$ 3,017,425.00
			Budget Increase	250,000.00
			Proposed 2011 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2011	I1	5.600	Pulverize/pave	970,000.00
	C3	8.270	Ultra-thin overlay	463,000.00
	EE1	2.080	Pulverize/pave	384,800.00
	Y1	3.970	20% STP Match	300,000.00
	S1	4.610	Ultra-thin overlay	270,900.00
	F2/F3/F4/F4.1	13.450	Chipseal	204,750.00
	E4/E3/E6	16.890	Chipseal	257,250.00
	E1	6.140	Culverts/prep work	150,000.00
	H1	1.730	Pave	245,000.00
Total Road Miles		62.740	Total Estimated Cost	\$3,245,700.00
			Budget Balance	\$21,725.00

2012 Budget Year			2011 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2012 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2012	O1	5.790	Culverts/Ditching	150,000.00
	T1/T2/T3	7.730	Chipseal	117,600.00
	N1/Y2	11.990	Chipseal	193,000.00
	GG1	5.940	Overlay (2-1/2" cold mix)	950,000.00
	W2	5.270	Pulverize/Pave	869,000.00
	E1	6.140	Pulverize/Pave (2.5")	982,400.00
Total Road Miles		42.860	Total Estimated Cost	\$3,262,000.00
			Budget Balance	\$5,425.00

2013 Budget Year			2012 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2013 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2013	A3/A2	9.450	Ultra-thin overlay	532,000.00
	O1	5.790	Pulverize/Pave	973,000.00
	A1	6.320	Chipseal	101,000.00
	D2	9.160	Ultra-thin overlay	542,000.00
	W4	7.070	20% STP Match	2,000,000.00
Total Road Miles		37.790	Total Estimated Cost	\$4,148,000.00
			Budget Balance	(\$880,575.00)

OTHER PROJECTS

- F2 Bridge at Wapogasset
- B2 Bridge in Atlas
- X1 Arch culvert
- K1 Bridge/safety enhancement
- H2 Bridge

WISCONSIN
 2008 - 2013 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
 March 6, 2008 SNAPSHOT

----- REGION=Northwest PAGE=86 -----

HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
063	PIERCE	RED WING - ELLSWORTH ROAD	0.03	\$1,000,000- \$1,999,999	10-13	BRRPL	Replace the existing USH 63 bridge (B-47-011) and approaches over the Burlington Northern Railroad. Also, construct south abutment to convert to a pier for a possible extension of the structure by one span to allow for constr
065	PIERCE	ELLSWORTH - RIVER FALLS	10.54	\$4,000,000- \$4,999,999	2009	RESURF	Pulverize and relay the existing asphalt and resurface, reshoulder, with some culvert repair and ditch cleaning and riprap on the Branch of the Goose Creek Bridge (B-47-0005).
065	PIERCE	RIVER FALLS - ROBERTS ROAD	0.66	\$500,000- \$749,999	10-13	PVRPLA	Mill and relay the existing asphalt and repave with new asphalt, construct a roundabout at Cemetery Road.
065	PIERCE	V ELLSWORTH, NORTH MAPLE STREET	0.20	\$100,000- \$249,999	10-13	RDMTN	Road maintenance on STH 65, in the Village of Ellsworth from Main Street to Cairns Street.
128	PIERCE	ELMWOOD - STH 64	7.14	\$250,000- \$449,999	2009	RDMTN	Roadway maintenance preservation, chip seal, crack fill and wedge roadway.
128	PIERCE	ELMWOOD - STH 64	0.00	\$2,000,000- \$2,999,999	10-13	RESURF	Bridge rehabilitation redecking the Lost Creek bridge (B-47-0020).
008	POLK	ST CROIX FALLS - TURTLE LAKE	9.27	\$2,000,000- \$2,999,999	10-13	RESURF	Resurface existing roadway.
008	POLK	ST CROIX FALLS - TURTLE LAKE	0.00	LESS THAN \$100,000	10-13	BRSHRM	Remove lead paint and repaint the steel bridge components.
008	POLK	ST CROIX FALLS - TURTLE LAKE ROAD	0.03	\$750,000- \$999,999	10-13	BRRHB	Bridge rehabilitation, Concrete overlay on the existing bridge deck.
008	POLK	ST CROIX FALLS - TURTLE LAKE ROAD	0.10	\$2,000,000- \$2,999,999	10-13	RECST	Reconstruct 208th Street intersection with USH 8 for installation of permanent signals with east and westbound protected left turn lanes with raised concrete medians and a dedicated right turn lane at the intersection. Minor
035	POLK	LUCK - SIREN	6.83	\$750,000- \$999,999	2009	RDMTN	Roadway Maintenance, mill and relay existing pavement, and repave with an additional 2 inches of blacktop

WISCONSIN
 2008 - 2013 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
 March 6, 2008 SNAPSHOT

----- REGION=Northwest PAGE=87 -----

HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
046	POLK	AMERY - BALSAM LAKE ROAD	3.53	\$1,000,000-\$1,999,999	2008	PVRPLA	Pulverize and overlay the roadway.
046	POLK	C AMERY, KELLAR AVENUE	0.05	\$250,000-\$449,999	2008	RECOND	Reconditioning the Griffin Street and Kellar Avenue intersection in Amery. The STH 46 intersection will be reconfigured and signalized.
063	POLK	CLEAR LAKE - CUMBERLAND	0.05	LESS THAN \$100,000	10-13	BRRPL	Replace the culvert on the Napodoggen Creek.
087	POLK	ST CROIX FALLS - GRANTSBURG	13.89	\$2,000,000-\$2,999,999	10-13	RESURF	Mill and resurface roadway, pave 3 foot of the 6 foot shoulder, Replace existing beam guard and culvert pipes.
243	POLK	ST CROIX RIVER - OSCEOLA ROAD	0.22	\$100,000-\$249,999	10-13	RESURF	Resurfacing deficient pavement.
008	RUSK	C LADYSMITH,E 3RD ST & EDGEWOOD AVE	0.57	\$1,000,000-\$1,999,999	10-13	PVRPLA	Replace deteriorating pavement.
008	RUSK	LADYSMITH - HAWKINS ROAD	10.17	\$750,000-\$999,999	2008	RDMTN	Maintenance preservation 12 foot driving lane rut filling.
008	RUSK	LADYSMITH - HAWKINS ROAD	11.17	\$1,000,000-\$1,999,999	2008	RDMTN	Preventative maintenance mill 2 inches to remove rutting and resurface with 2 inches asphaltic pavement.
008	RUSK	STH 27 INTERSECTION(C OF LADYSMITH)	0.00	\$100,000-\$249,999	10-13	RECST	Reconstruct the current intersection.
040	RUSK	ISLAND LAKE - BRUCE ROAD	13.23	\$3,000,000-\$3,999,999	10-13	RESURF	Resurface existing pavement.
073	RUSK	HANNIBAL - INGRAM	9.46	\$1,000,000-\$1,999,999	10-13	RDMTN	Resurface with a maintenance overlay.
073	RUSK	HANNIBAL - INGRAM ROAD	9.46	\$250,000-\$449,999	2008	RDMTN	Preventative maintenance, chip seal, wedge and crack filling on STH 73, from the south county line to USH 8.
027	SAWYER	HAYWARD - BRULE	0.00	\$250,000-\$449,999	2009	BRRHB	Bridge rehabilitataion, replace the existing bridge deck on STH 27 (B-57-0011) over the Totagatic River.
027	SAWYER	NW REGION: REGULATIONS & STUDIES-GENERAL-TRAF	3.66	\$1,000,000-\$1,999,999	10-13	RDMTN	PROGRAM DESCRIPTION NEEDED.

3.4 GOALS AND OBJECTIVES

Goal 1: Maintain and improve the existing transportation network.

Objectives:

- 1) Maintain safety and convenience of transportation network*
- 2) Coordinate street and highway improvements with the land use plan*
- 3) Encourage connectivity of the transportation network*
- 4) Work with other jurisdictions on roads and road plans that pass through the Town of Beaver*

ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

This section contains an inventory of the utilities and community facilities currently existing in the Town of Beaver. It is intended that this inventory will help identify deficiencies and opportunities relative to meeting the present and future needs of the community. This element will address the following:

4.1 EXISTING CONDITIONS

4.2 GOALS AND OBJECTIVES

4.1 INVENTORY

Sanitary Sewer Service

Individual septic systems or Private Onsite Wastewater Treatment Systems (POWTS) are the primary method for treating wastewater in the Town of Beaver.

Stormwater Management

No stormwater management facilities are in place within the Town of Beaver. Stormwater is generally handled by ditches, swales and culverts. Stormwater is general a large source of pollution. Stormwater runoff can cause a variety of problems including sedimentation of area waterbodies, chemical pollution of waterbodies from oils and anti-freeze from cars, as well as fertilizers from agricultural production, and sedimentation from soils off the land.

Water Supply

Individual wells supply water for household use within the Town of Beaver. The Village of Turtle Lake has its own municipal water supply. Protection of the groundwater supply is essential for the health of the Town of Beaver.

Solid Waste Disposal

Household waste is contracted individually through Waterman's and Waste Management in the Town. The waste incinerator in Almena can be used by residents of the Town of Beaver.

Power Plants, Substations, and Transmission Lines

No major power plants or substations exist currently in the Town of Beaver. There are transmission lines along US Highway 8 between Turtle Lake and Range within the Town. A natural gas pipeline exists along County Rd T.

Communication Services

Amery Telecom and CenturyTel provide communication services within the Town. There are also fiber optic lines buried along US Highway 8 and County Rd T. In addition, there are several cell phone towers in the Town.

Recycling Facilities

There is a County recycling facility on STH 8 in St. Croix Falls. Individual contracts available through Waterman's Waste Management. No yearly pick up available for large items.

Cemeteries

Mt Hope Cemetery is located in the Town of Beaver approximately ½ mile south of US Highway 8, on the west side of US Highway 63.

Health Care Facilities

The Turtle Lake Medical Clinic is located in the Village of Turtle Lake. There are also regional hospitals in Cumberland and Amery. Table 4.1 shows the clinics and hospitals available in Polk County.

Table 4.7 – Clinics and Hospitals in Polk County

Location	Facility Name	Approx. Capacity
Amery	Amery Regional Medical Center	25 beds
Big Round Lake	Big Round Lake Clinic (St. Croix Chipp.)	
Clear Lake	Clear Lake Clinic	
Frederic	Frederic Regional Medical Clinic	
Luck	Luck Medical Clinic	
Osceola	Ladd Memorial Hospital	23 beds
St. Croix Falls	St. Croix Regional Medical Center	25 beds
Balsam Lake	Unity Clinic	

source: Polk County Natural Hazards Mitigation Plan, Wisconsin Department of Health Services

Assisted Living Facilities, Nursing Homes, and Senior Programs

Senior care facilities are becoming increasingly important regional assets to meet the changing needs of our aging population in a manner that permits residents to age with dignity. Since 1982, the State of Wisconsin has maintained a moratorium on the construction of new nursing home beds due to high vacancy rates. This has created a problem in some areas, meanwhile encouraging the use of alternative assisted-living approaches. In 2005, Polk County nursing homes were at 89.6% capacity, which is slightly above the state overall average. The actual availability of beds at any given time in Polk County can vary.

Polk County has a variety of assisted living facilities. The higher costs of many of these facilities, combined with decreased access to related governmental support, sometimes encourage residents to choose nursing care over assisted living. As the baby boomer generation ages, demand for such facilities is expected to increase. And with advances in medicines and technology, there has been an increasing trend in the provision of "in-home care" as an alternative to group homes or nursing care, which is also less costly overall.

Table 4.9 lists the assisted living facilities and nursing homes in Polk County, along with their capacities. These facilities are organized by five types:

Adult Day Care provides services for part of a day, primarily on weekdays, in a group setting to adults who need assistance with activities of daily living, supervision, or protection. Adult day care centers are not licensed by the state, but may be certified.

Adult Family Homes provides residence and care for up to four adults of minimum age 18 who are not related to the operator, with up to seven hour per week of nursing care per resident. Counties certify one- and two-bed adult family homes, while the state licenses homes with three or four adults.

Community-Based Residential Facilities are a place where five or more adults reside who receive care, treatment, or services that are above the level of room and board, but includes not more than three hours of nursing care (at the intermediate level or below) per week per resident. These facilities often provide services to a particular group, such as persons with dementia, developmental disabilities, or mental health problems. CBRFs are licensed by the state.

Residential Care Apartment Complexes are independent-living apartments where five or more adults reside which are provided up to 28 hours per week of supportive and/or nursing services. These complexes may be a distinct part of a nursing home or community-based residential facility and are certified by the state.

Nursing Homes provide constant nursing care and supportive services to residents who have significant deficiencies with activities of daily living. Residents are typically the elderly, younger adults with physical disabilities, and those requiring rehabilitative therapies. Nursing homes are licensed by the state.

Communities may need to consider population and demographic trends compared to the capacity of available assisted living facilities and nursing homes in their area to help determine if needs are being met. And with Polk County's aging population, the availability of such facilities could be a potential issue for the future.

There is a large variety of additional supportive services available to the elderly and those with disabilities, ranging from in-home support to transportation to financial services to social activities. Such services are provided through a mix of governmental and non-profit institutions, often relying on volunteer support. Senior information and lunches are available at five sites in Polk County:

- Amery – Congregational Church
- Clear Lake – Ridgeview Apartments
- Dresser – Peace Lutheran Church
- Frederic – Comforts of Home Community Room
- Milltown – Milltown Community Center

For more information on aging and disability programs in Polk County, please contact the Polk County Office of Aging (715-485-8599) or visit its webpage: (<http://www.co.polk.wi.us/Aging/>).

Table 4.9 – Assisted Living Facilities in Polk County

City	Facility Type	Facility Name	Capacity or # of Beds
AMERY	Nursing Home	GOLDEN AGE MANOR	114
	Nursing Home	WILLOW RIDGE HEALTHCARE FACILITIES LLC	83
	CBRF	RIVERBEND	11
	Resid. Care Apt. Complex	AMERY ASSTD LIV -RIVER BEND	26
	Resid. Care Apt. Complex	EVERGREEN VILLAGE	8
BALSAM LAKE	CBRF	AURORA RESIDENTIAL ALTERNATIVES INC #066	5
CENTURIA	Adult Family Home	AURORA RESIDENTIAL ALTERNATIVES INC #034	4
	CBRF	SOPHIES MANOR ASSISTED LIVING II INC	20
CLEAR LAKE	Adult Family Home	ROSEWOOD ADULT FAMILY HOME	4
	CBRF	CLEAR LAKE MANOR	8
FREDERIC	Nursing Home	FREDERIC NURSING AND REHABILITATION COMMUNITY	50
	Adult Family Home	VAUGHAN/SORENSEN AFH	4
	CBRF	COMFORTS OF HOME - FREDERIC	20
LUCK	Adult Day Care	PATRICIAS	6
	Nursing Home	UNITED PIONEER HOME	75
MILLTOWN	Adult Family Home	ANGELS IN WAITING	4
OSCEOLA	Nursing Home	L O SIMENSTAD NURSING CARE UNIT	40
	Adult Family Home	MORNING GLORY - COMMUNITY HOMESTEAD	4
ST CROIX FALLS	Nursing Home	GOOD SAMARITAN SOCIETY-ST. CROIX VALLEY	91
	CBRF	COMFORTS OF HOME - ST CROIX II	16
	CBRF	COMFORTS OF HOME-ST CROIX FALLS I	15
	Resid. Care Apt. Complex	ST CROIX VALLEY GOOD SAM APT COMPLEX	8

source: Wisconsin Department of Health Services, July 2008.

Child Care Facilities

Wisconsin State Law requires that anyone caring for four or more children under the age of seven years who are unrelated to the provider must obtain a license through the Department of Children and Families. Table 4.8 is a list of state licensed child care facilities in Polk County for family child care (up to 8 children) and group child care (9 or more children). Seventy-seven percent of the county's 35 child care facilities are licensed for family child care. Communities may need to consider population and there are an adequate number of private child care providers throughout the Town and in the surrounding communities. Below in Table 4.1 is a list of licensed daycare providers in Polk County.

Table 4.1 Licensed Daycare Facilities

City	Day Care Name	Capacity
AMERY	COZY CARE DAY CARE	8
	GROWING YEARS	8
	MARIANN'S LITTLE LAMBS	8
	SHERRY'S DAY CARE	8
	TENDER TIMES CHILD CARE	8
BALSAM LAKE	BALSAM LAKE CESA #11 HEAD START	34
	KIDS QUEST	8
	STACY'S LICENSED DAY CARE	8
CENTURIA	CUDDLE BUGS CHILD CARE	8
	LIGHTHOUSE FAMILY CHILD CARE	8
	SANDY'S FAMILY DAY CARE	8
CLEAR LAKE	LITTLE LAMBS CHRISTIAN DC CTR LLC	30
CUSHING	BECKY'S HOUSE FAMILY DAY CARE	8
	GENE'S JUMPSTART PROGRAM	8
	KID'S CORNER CHILDCARE	8
DRESSER	COUNTRY CARE	8
	QUALLE BEAR DAYCARE	42
FREDERIC	CHRISTY JENSEN'S DAYCARE	8
	COUNTRY WONDERLAND FAMILY DAY CARE	8
	LINDAS FAM CHILD CARE	8
LUCK	ABC EXPRESS PRESCHOOL	24
	BRENDA'S KIDDIE KARE	8
	TAMMY'S FAMILY DAY CARE	8
MILLTOWN	LIL' RASCALS PLAYHOUSE	8
OSCEOLA	ABOVE ALL BEGINNINGS CHILD CARE INC	91
	BUSY BEE'S CHILD CARE CTR	29
	CORINNE'S DAY CARE	8
	GRACE FOR KIDS	8
	HILLTOP DAY CARE	8
ST CROIX FALLS	BETHIE'S BUSY BEES	8
	BIG HUGS CHILD CARE CENTER	32
	KIDS VIEW DAY CARE	44
	THE LITTLE SCHOOL	8
TURTLE LAKE	DAR'S BUSY BODIES DAY CARE	8
	ROCHELLE'S LITTLE TYKES DAYCARE	8

Source: Wisconsin Dept. of Childcare Services

Law Enforcement

The Town of Beaver is policed by the Polk County Sheriff's Department. Map 4-4 on page 41 shows the service areas for law enforcement in Polk County.

Question 36: Better law enforcement to protect people and property is needed.

Agree: 124 Disagree: 78

Fire

The Town of Beaver owns one-third of the Turtle Lake Fire Department and receives its coverage from that Fire Department. It is the preference of the Town of Beaver to maintain this agreement. The service areas for fire departments within Polk County is shown on Map 4-5 on page 42.

Question 35: The Town should maintain its own Fire Department.

Agree: 57 Disagree: 142

Rescue

The Cumberland and Amery ambulances service the Town of Beaver. The Turtle Lake First Responders service the Town of Beaver. A map of first responder service areas is shown on Map 4-6 on page 43 and a map of medical emergency service areas is shown on Map 4-7 on page 44.

Question 34: More Advanced ambulance services are needed
Agree: 139 Disagree: 51

Library

The closest library is the Turtle Lake library which is located at 114 Martin Avenue in the Village of Turtle Lake. The current facility meets the current and expected future demand of the surrounding area residents. In addition there is an active book-by-mail program.

Schools

The Town of Beaver is in the Turtle Lake and Amery School Districts. Home schooling is also very popular in Polk County, with over 400 children being home-schooled. A map of the school district for the Town of Beaver is shown on Map 4-2 on page 39 and a map of the school districts in Polk County is shown on Map 4-3 on page 40.

Wisconsin Indianhead Technical College has a campus in Rice Lake and in New Richmond. The closest 4-year college institutions are UW-River Falls, UW Stout, UW-Eau Claire, and UW Barron County.

Parks and Recreational Opportunities

See Parks, Recreational Opportunities, and Open Space in the Agricultural, Natural, and Cultural Resources Element.

Other Government Facilities

The Town Hall is located on CTH T near the south point of Horseshoe Lake. It meets the current needs of the Town and also provides a meeting place for other organizations. Several boat landings exist within the Town of Beaver as well. The WDNR owns two prominent properties within the Town of Beaver, the Joel Marsh State Wildlife Area and the Rice Beds Creek State Wildlife Area. More information on these properties is included in the Agricultural, Natural, and Cultural Resources Element of this plan.



Beaver Town Hall



Horseshoe Lake Public Landing

4.2 **GOALS AND OBJECTIVES**

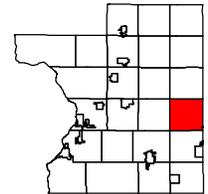
Goal 1: Maintain and enhance the quality and efficiency of the existing infrastructure and services.

Objectives:

- 1) Maintain and improve the level of emergency services*
- 2) Continue to work cooperatively with surrounding communities to maintain the current level of community facilities and services*

MAP 4-1 COMMUNITY FACILITIES

Town of Beaver Polk County Wisconsin



Polk County

- BOAT ACCESS CARRY-IN
- BOAT ACCESS RAMP
- CEMETERY
- CHURCH
- FIRE HALL
- GRAVEL PIT
- TOWN HALL
- US HIGHWAY SHIELD
- STATE HWY SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- TRAIL
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- STATE LAND
- UNINCORPORATED VILLAGE

0 0.25 0.5 1
Mile



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4/27/09



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TOWN OF JOHNSTOWN

180th Ave

178th Ave

175th Ave

RICE BEDS
CREEK
WILDLIFE
AREA

170th Ave

45th St

50th St

160th Ave

158th Ave

155th Ave

150th Ave

149th Ave

145th Ave

140th Ave

138th Ave

140th Ave

125th Ave

135th Ave

125th Ave

124th Ave

120th Ave

TOWN OF CLAYTON

10th St

T

4th St

5th St

S Horseshoe Dr

151st Ave

10th St

T

13th St

14th St

13th St

63

20th St

20th St

S Horseshoe Lake Ln

S Horseshoe Lake Ct

20th St

20th St

20th St

15th St

23rd St

13th St

N Horseshoe Ln

N Horseshoe Ct

Great Wood Ln

160th Ave

Silverlake Ct

150th Ave

146th Ave

20th St

20th St

14th St

13th St

13th St

30th St

30th St

30th St

30th St

30th St

25th St

33rd St

56th St

58th St

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63

63

63

63

63

63

63

63

63

63

63

63

Line St

County

Range

US Hwy 8

Joel Flowage

North Branch Beaver Brook

Cattail Trail

Silverlake

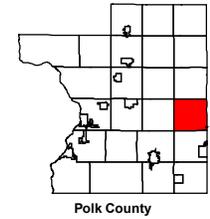
Apple River

Snake Lake

Little Round Lake

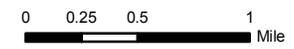
MAP 4-2 SCHOOL DISTRICTS

Town of Beaver Polk County Wisconsin



- AMERY SCHOOL DISTRICT
- TURTLE LAKE SCHOOL DIST
- UNITY SCHOOL DISTRICT

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- PARCELS
- SECTIONS
- VILLAGE
- TOWNSHIP

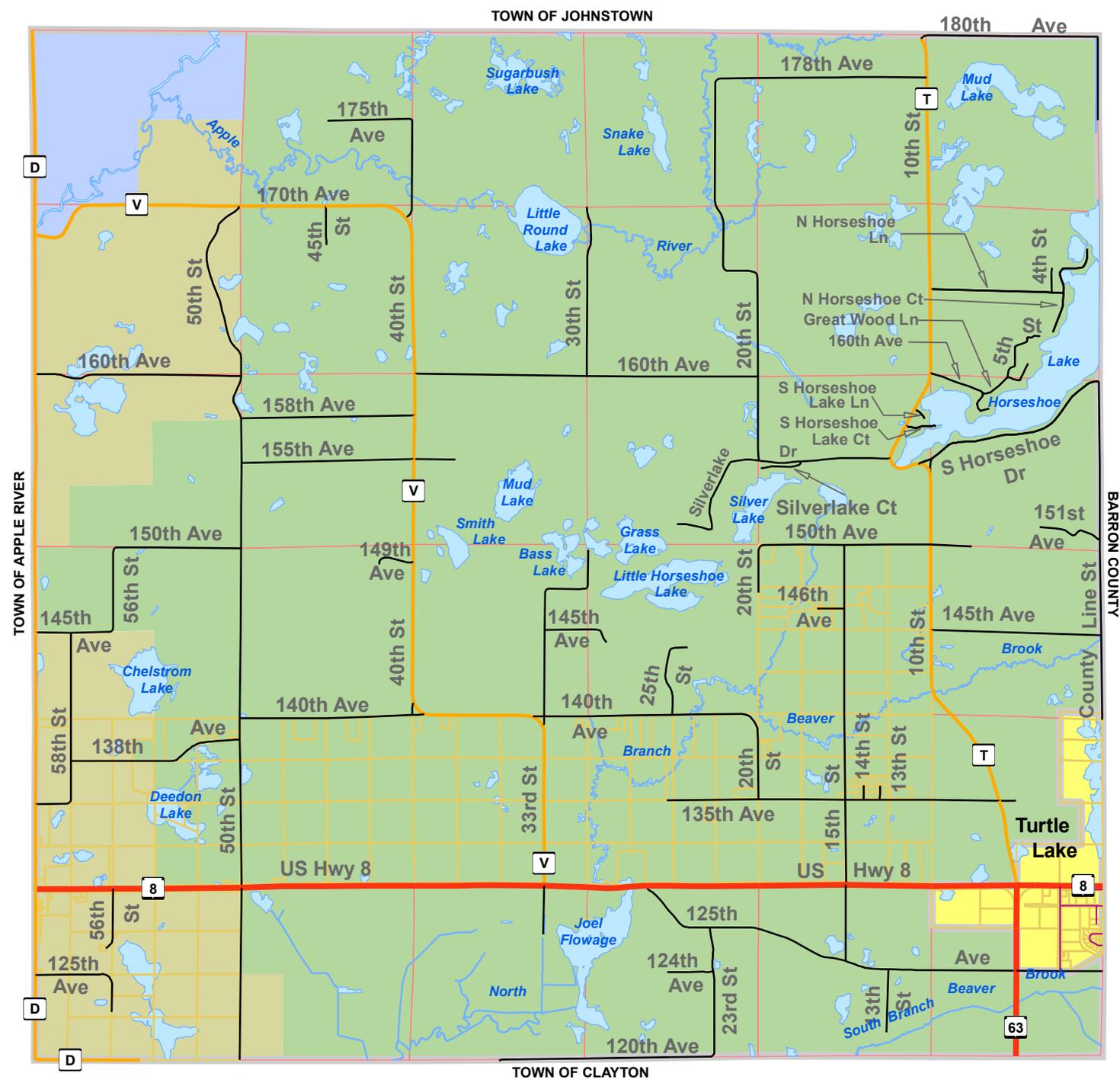


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12/22/08

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TOWN OF JOHNSTOWN

180th Ave

D

V

T

TOWN OF APPLE RIVER

BARRON COUNTY

D

D

TOWN OF CLAYTON

MAP 4-3 SCHOOL DISTRICTS

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO BODY

0 1.5 3 6 Miles

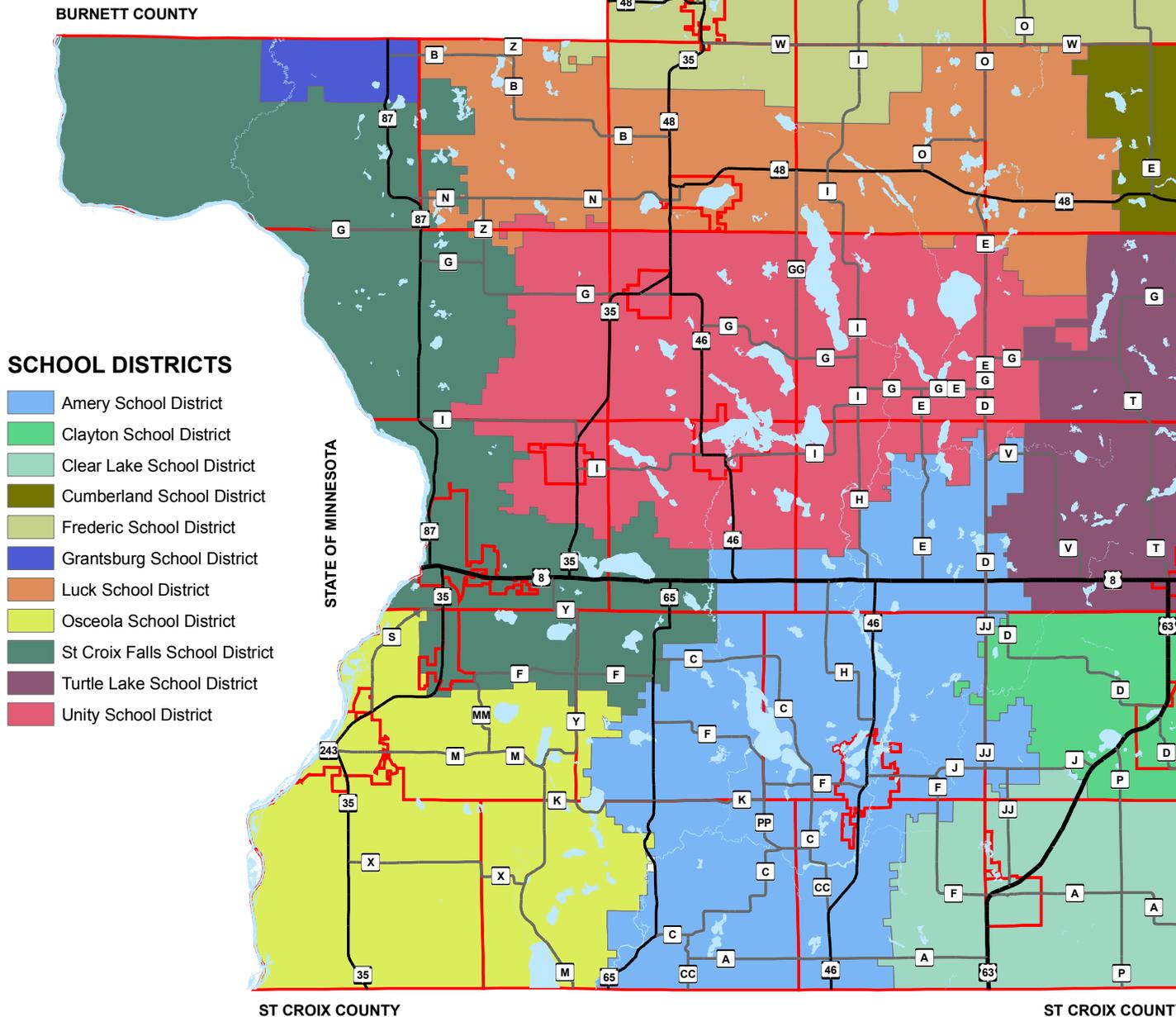


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ST CROIX COUNTY

ST CROIX COUNTY

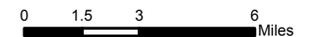
MAP 4-4 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

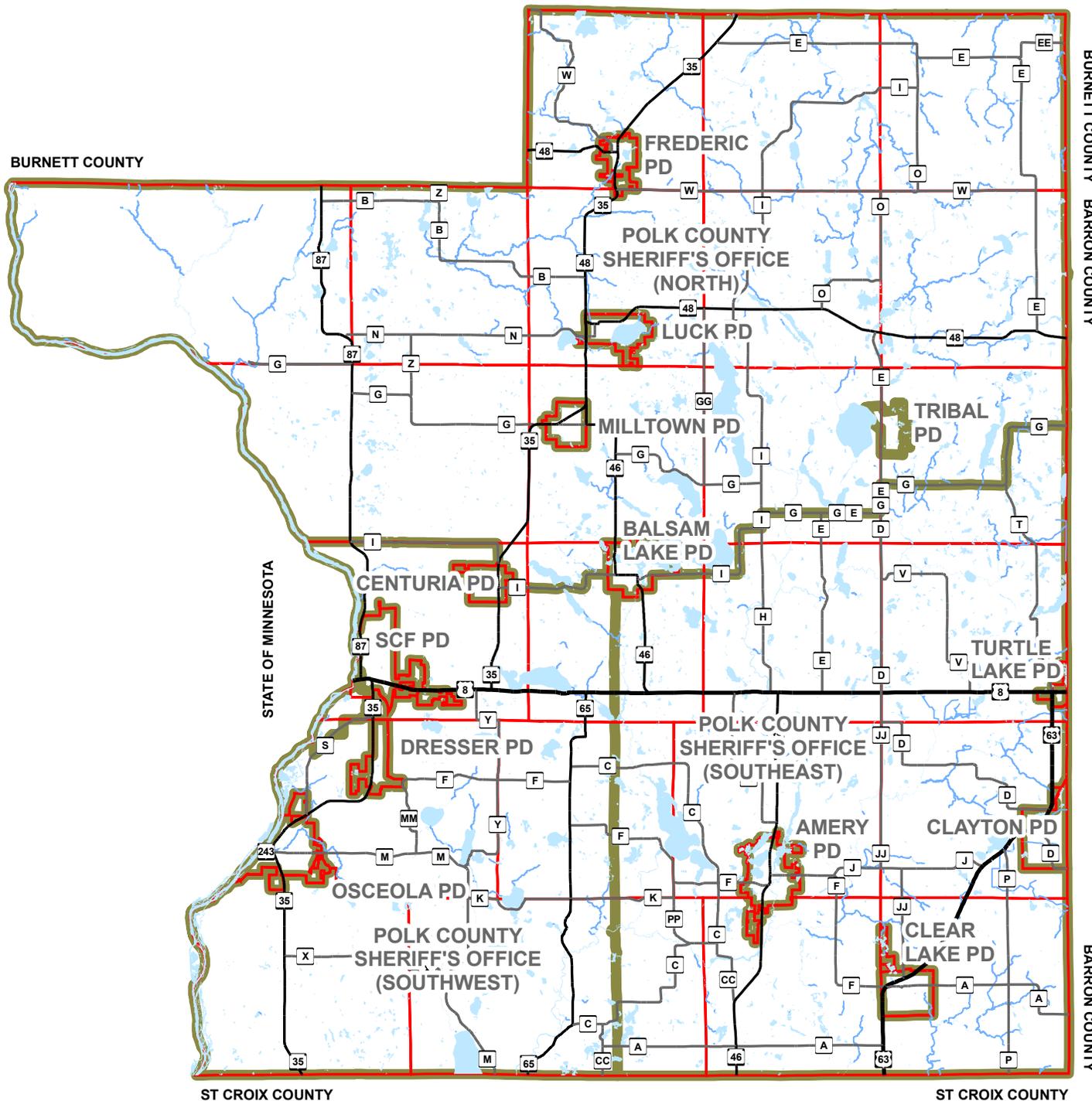
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LAW ESZ



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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-5 FIRE EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- FIRE ESZ

0 1.5 3 6 Miles

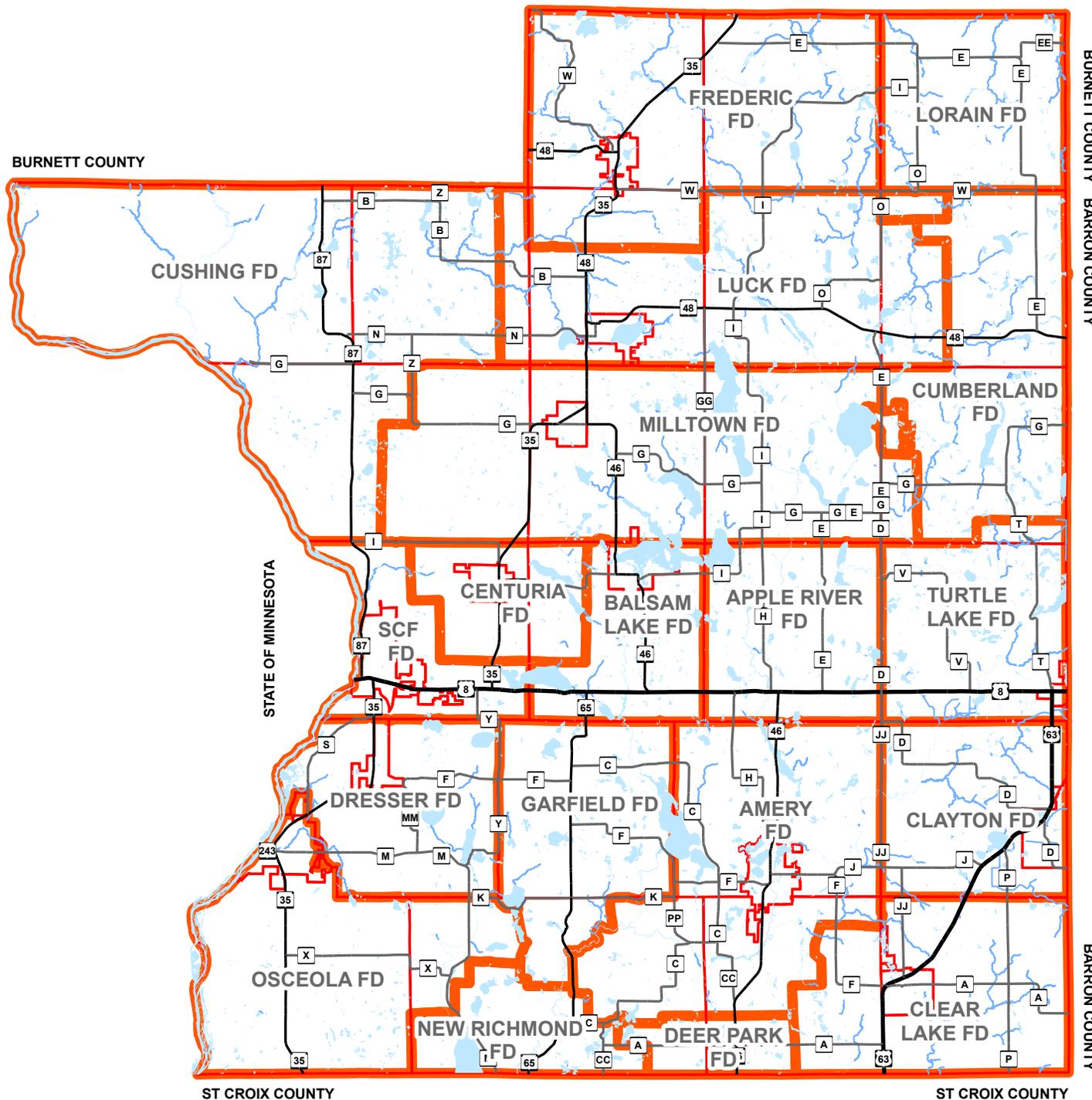


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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY

CUSHING FD

FREDERIC FD

LORAIN FD

LUCK FD

MILLTOWN FD

CUMBERLAND FD

CENTURIA FD

BALSAM LAKE FD

APPLE RIVER FD

TURTLE LAKE FD

SCF FD

OSCEOLA FD

NEW RICHMOND FD

DEER PARK FD

CLAYTON FD

CLEAR LAKE FD

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-6

1ST RESPONDERS EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- FIRST RESPONDERS ESZ

0 1.5 3 6 Miles

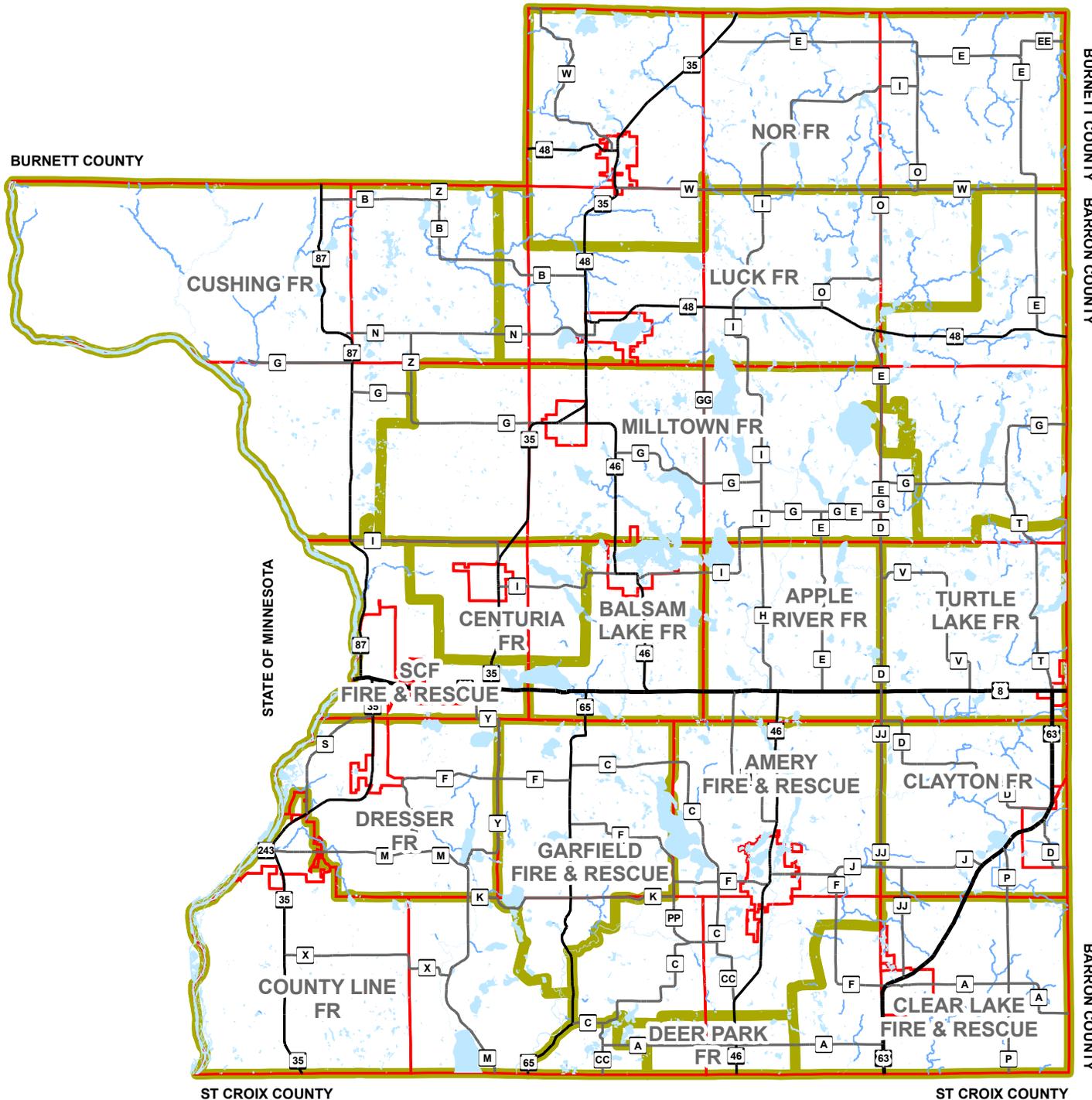


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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

MAP 4-7 MEDICAL EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- MEDICAL ESZ

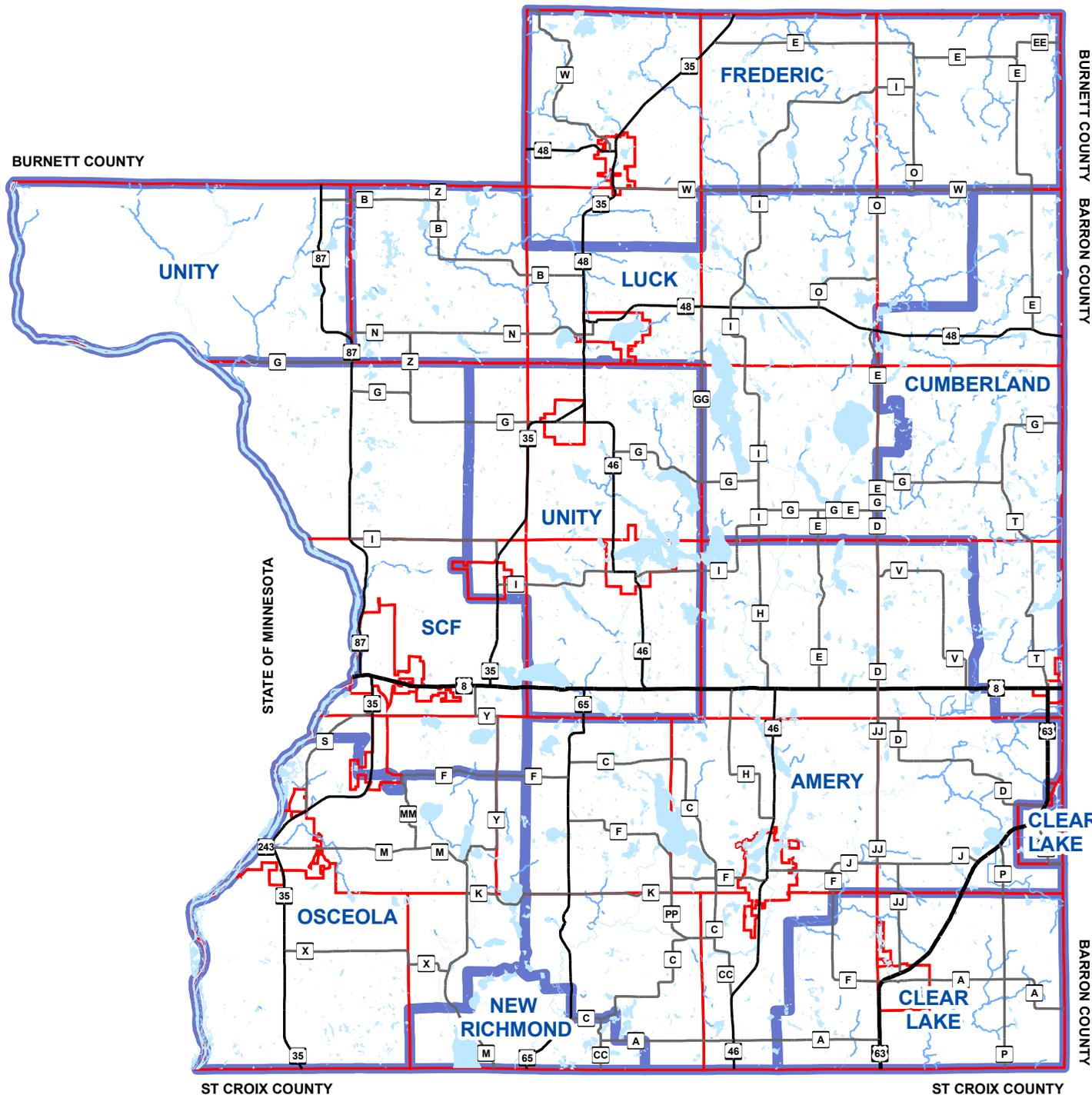
0 1.5 3 6 Miles



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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

This section is intended to provide an inventory of the agricultural, natural and cultural resources of the Town of Beaver. These features present opportunities for conservation and development and need to be considered before making any decisions concerning future development in the Town. This element will address the following:

5.1 AGRICULTURAL RESOURCES INVENTORY

5.2 NATURAL RESOURCES INVENTORY

5.3 CULTURAL RESOURCES INVENTORY

5.4 GOALS AND OBJECTIVES

5.1 AGRICULTURAL RESOURCES INVENTORY

Productive Agricultural Areas

According to the 2008 Polk County Property Real Estate Valuation summary there are 22,883 total acres in the Town; nearly one-third of the acres in the Town of Beaver are assessed as agricultural land. See Table 5.1

Table 5.1

Property	Acres	% of Total
General Property		
Residential	1098.949	4.80%
Commercial	28.760	0.13%
Manufacturing	215.268	0.94%
Agricultural	7514.003	32.84%
Undeveloped	3904.790	17.06%
Agricultural Forest	2111.750	9.23%
Productive Forest Lands	4682.850	20.46%
Other	44.670	0.20%
Woodland Tax		
MFL Open Post 2004	234.000	1.02%
MFL Closed Post 2004	295.010	1.29%
MFL Open Pre 2005	120.000	0.52%
MFL Closed Pre 2005	903.830	3.95%
Exempt Acres		
State	1666.250	7.28%
County	10.294	0.04%
Other	53.050	0.23%
Town Total	22883.474	100.00%

There are many productive agricultural lands in the Town of Beaver, Map 5.2 shows the locations of class I, II, and III soils, according to the NRCS. These areas should have the best yield potential and have the least amount of slope, thus being best for farming operations.

Farming is a way of life in the Town of Beaver and the survey results indicate that the majority of the residents of Beaver want to maintain farming as a viable way of life within their Town. The preference is for smaller, family owned farms and would like to research tools to accomplish this.

Question 14: As much prime farmland as possible should remain as farmland.

Agree: 174 Disagree: 42

Question 15: The preservation of farmland, woods, and wetlands should be encouraged.

Agree: 201 Disagree: 19

Maintaining agricultural lands for the future is a wise notion. Recent trends show that food production is becoming increasing local as are demands for locally produced energy sources. One of the more promising energy sources is bio-fuels. In order to be poised to benefit from these trends, the Town of Beaver should maintain its highest quality farmland.



5.2 NATURAL RESOURCES INVENTORY

Surface Water

Surface waters are a significant factor in the quality of life for residents of the Town of Beaver. The last glaciation of Wisconsin left the Town with an abundance of lakes and rivers. These areas are valued for their recreational value in boating, fishing, and more, as well as for aesthetic beauty. The surface waters in the Town of Beaver include: Horseshoe Lake, Little Horseshoe Lake, Chelstrom Lake, Mud Lake, Joel Flowage, Bass Lake, Smith Lake, Deedon Lake, Grass Lake, Silver Lake, Skinaway Lake, Snake Lake, Sugarbush Lake, Little Round Lake, Apple River, North and South Branch of Beaver Brook, and numerous unnamed lakes. Map 5-3 shows the surface waters in the Town of Beaver.



Apple River

Groundwater

Groundwater is a vital natural resource to virtually all rural communities. Nearly all of the water used in the Town of Beaver comes from underground aquifers. Because much of this water is ingested by people through drinking and cooking, maintaining a healthy source of groundwater is essential for the healthy of the Town of Beaver. Map 5-4 shows the depth to groundwater in the Town of Beaver. Contaminants from such things as leaking underground tanks, failing septic systems, abandoned landfills, chemicals, and improperly handled animal waste could lead to a contaminated supply. Care must be taken to reduce the chance of contamination. The following are suggestions for limiting the Town's susceptibility for groundwater contamination:

- Require stricter monitoring of underground storage tanks and oil storage facilities
- Require soil and water testing prior to issuing building permits
- Monitor abandoned wells
- Create a plan for ground water protection

Floodplains

Floodplains are areas known to be inundated with floodwaters at a given time in a given frequency. For example, a 100 year floodplain does not mean that the event that would cause this level of flooding can only happen once in 100 years, in fact there could be two 100-year flood events in the same year. What the 100 year flood classification means is that the likelihood of this type of flooding to occur is once in 100 years. Floodplains are areas that should not be developed. In many cases, it is impossible to obtain homeowner's insurance for properties in the floodplain. Map 5-5 shows the approximate locations of 100 year floodplains in the Town of Beaver, according to FEMA.

Wetlands

Wetlands are the most productive areas on earth for living things. A vast array of species exists in wetland environments. Many species require wetlands for at least part of their survival, whether it be food, shelter, or nesting sites. Wetlands provide much for us humans as well. They reduce, slow and absorb flood waters, filter pollution from water sources, and provide sources of food for us. Map 5-6 indicates where wetlands exist in the Town of Beaver.

Question 15: The preservation of farmland, woods, and wetlands should be encouraged.

Agree: 201

Disagree: 19



Joel Marsh

Forests

Forested acres are numerous in the Town of Beaver and are part of the rural character. Forested properties provide quality wildlife habitat, plentiful food sources for wildlife, and are generally aesthetically pleasing. There are many properties in the Town of Beaver that are enrolled in the woodland tax programs. The valuation summaries from tax assessments included in the 3rd section of the Appendix portion of this plan, show that in 2009 there are over 8,400 acres in forest when the agricultural forest, productive forest lands, and the woodland tax classifications are totaled together.

Environmentally Sensitive Areas and Threatened or Endangered Species

Map 5-13 illustrates where environmentally sensitive areas in the Town of Beaver are, according to the Wisconsin Department of Natural Resources. Table 5.3 indicates which species on the Wisconsin Department of Natural Resources Natural Heritage Inventory are in Beaver.

Table 5.2
034N015W Town of Beaver

Scientific Name	Common Name	State Status	State Rank	Global Rank	Community
<i>Cygnus buccinator</i>	Trumpeter Swan	END	S4B	G4	Bird~
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P	S4B,S2N	G5	Bird~

(Definitions for the NHI are found on pg X in the appendix.)

Wildlife Habitat

The Town of Beaver has two state-owned wildlife areas, Joel Marsh Wildlife Area and Rice Beds Creek Wildlife Area. Joel Marsh has approximately 1000 acres within the Town of Beaver and Rice Beds Creek has approximately 600 acres also within the Town of Beaver.

Question 17: More should be done in the Town to protect wildlife habitats.

Agree: 143 Disagree: 69

Metallic/non-metallic Mineral Resources

The town would like to look into possibly limiting the number of open mines allowed at one time within its borders. See Maps 5-9, 5-10, 5-11 for mining resources in the Town of Beaver.

Parks/Open Space

The Town of Beaver has Morningside Park along Horseshoe Lake which has a public access boat landing on the southwest end of the lake. In addition, there are two state wildlife areas in the Town of Beaver, Joel Marsh State Wildlife Area and Rice Beds Creek State Wildlife Area. The following information on these wildlife areas is provided by the Wisconsin DNR:

Joel Marsh Wildlife Area

Joel Marsh Wildlife Area is a 1,192 acre property located in Polk County. It consists of flowages, grassland, and upland forest.

Find it 2 miles west of Turtle Lake off Hwy 8. There is access to the property south off Hwy 8 on 30th Street, where Hwy V goes north. There is a boat landing at the end of an unimproved gravel road. On the southwest part of the property, on 115th Avenue, there is a gravel access road to a parking area and boat launch site.

History of Management

The project began in the early 1980's with the acquisition of 64 acre Joel Flowage and cranberry bogs on the northeast part of the property. The cranberry bogs were active in the 1930's but have since been abandoned. A 600 acre flowage was developed in 2000 by placing a dam and water control structure on the southwest part of the property. Ducks Unlimited provided the funding and engineering assistance to implement this project. Joel Marsh provides a good opportunity for wildlife viewing in the spring as waterfowl migrate through the area. Wildlife viewing and waterfowl hunting are popular activities in the fall. The property is also used for hunting upland game, deer, black bear, and wild turkey, as well as trapping. One of the first nesting pairs of trumpeter swans in the state nested on Joel Flowage in 1991 and continued to do so through 2005.

Today, periodic draw downs of the flowage are done to promote vegetation development for waterfowl habitat.

Recreation Opportunities

The following recreational opportunities exist at Joel Marsh Wildlife Area:

- Hunting
- Trapping
- Hiking
- Fishing
- Snowmobile trail
- Wildlife viewing
- Bird watching
- Berry picking
- Education programs



Rice Beds Creek Wildlife Area

Rice Beds Creek Wildlife Area is a 3,181 acre property located in Polk County. It consists of rolling oak, aspen, and maple upland forest, lowland forest, stream, and ponds. Find it 6 miles northwest of Turtle Lake. To reach the property, travel west of Turtle Lake 5 miles on Hwy 8 to Range. Travel north on Hwy D 4 miles to the intersection with Hwy V. Property can be accessed by traveling ½ mile east on Hwy V to a parking lot on the north side of the road. Hwy D borders the property on the west and has a parking area. Another way to access the property is, from Turtle Lake, travel north on Hwy T for 7 miles to Hwy G. Travel west on Hwy G for 2 miles. There are 5 parking areas along Hwy G on the south side of the road.

Property History

Rice Beds Creek Wildlife Area was established in 1951 to acquire and protect deer wintering habitat. Later, the project was expanded for multiple use benefits such as upland game, waterfowl, and furbearers. The area is popular with deer and grouse hunters because of favorable habitat created by forest management. Today, there is an active multiple use forest management program designed to benefit all wildlife but especially deer and ruffed grouse. A well maintained trail system is accessible from the main parking lot on Hwy G. Access is by foot traffic only.

Recreation Opportunities

The following recreational opportunities exist at Rice Beds Creek Wildlife Area:

- Hunting
- Trapping
- Hiking
- Wildlife viewing
- Bird watching
- Berry Picking



The locations of the parks within the Town of Beaver can be found on Map 5-7.

Polk County has many recreational trails and routes. See Map 3.5 for their locations and uses. The Cattail State Trail crosses at the extreme southeastern corner of the Town of Beaver.

5.3 CULTURAL RESOURCES INVENTORY

Historical/Cultural Resources

Native American burial sites

Rural Character of the town

Agricultural community

Old School Sites

Historic Site indicated with rustic signage

Water and other recreation are dominant forces in the Town

There are no registered historic places within the Town of Beaver according to the Wisconsin National Register of Historic Places.

The Wisconsin Architecture and History Inventory revealed there are 6 sites within the Town of Beaver on their list. Keep in mind that this is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties.

Figure 5.3 Wisconsin Architectural and History Inventory

Record #1



County: POLK	Record #: 35272	Location: JOEL MARSH WLA
City or Village:	Town, Range, Section: 3415W-33	Quarter Sections: NE SE
Civil Town: BEAVER	National Register Date:	State Register Date:
Unincorporated Community: Joel		District:
Current Name: Joel Marsh WLA Storage #4615	NR Multiple Property Name:	
Survey Map: USGS Turtle Lake	Historic Name:	Wall Material: Brick
Map Code: 4-2	Construction Date: 1945	Structural System: Masonry
Survey Date: 1991	Designer Name:	Other Buildings on Site?: N
Style or Form: Astylistic Utilitarian Building		Cultural Affiliation:
Resource Type: storage building		Demolished Date:

Record #2

County: POLK	Record #: 112258	Location: 577 US HIGHWAY 8
City or Village:	Town, Range, Section: 3415W-30	Quarter Sections: SW SW
Civil Town: BEAVER	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: Belisle House	NR Multiple Property Name:	
Survey Map: USGS Range	Historic Name: John Cardinal Farm	Wall Material: Clapboard
Map Code: 13/6	Construction Date: 1945	Structural System:
Survey Date: 1999	Designer Name:	Other Buildings on Site?: N
Style or Form: Front Gabled		Cultural Affiliation:
Resource Type: house		Demolished Date:

Record #3

County: POLK	Record #: 112276	Location: 577 US HIGHWAY 8
City or Village:	Town, Range, Section: 3415W-30	Quarter Sections: SW SW
Civil Town: BEAVER	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: Belisle Farm	NR Multiple Property Name:	
Survey Map: USGS Range	Historic Name: John Cardinal Farm	Wall Material: Concrete
Map Code: 13/6	Construction Date:	Structural System:
Survey Date: 1999	Designer Name:	Other Buildings on Site?: N
Style or Form: Astylistic Utilitarian Building	Cultural Affiliation:	
Resource Type: silo	Demolished Date:	

Record #4



County: POLK	Record #: 112277	Location: 599 US HIGHWAY 8
City or Village:	Town, Range, Section: 3415W-30	Quarter Sections: SW SW
Civil Town: BEAVER	National Register Date:	State Register Date:
Unincorporated Community: Range		District:
Current Name:	NR Multiple Property Name:	
Survey Map: USGS Range	Historic Name: Range School	Wall Material: Stucco
Map Code: 13/3	Construction Date: 1915 1918	Structural System: Balloon Frame
Survey Date: 2002	Designer Name:	Other Buildings on Site?: N
Style or Form: Craftsman		Cultural Affiliation:
Resource Type: one to six room school		Demolished Date:

Record #5

No Photo Available...

County: POLK	Record #: 112278	Location: 545 US HIGHWAY 8
City or Village:	Town, Range, Section: 3415W-30	Quarter Sections: SW SE
Civil Town: BEAVER	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: L. Johnston Farm	NR Multiple Property Name:	
Survey Map: USGS Range	Historic Name: A. Johnson Farm	Wall Material: Clapboard
Map Code: 13/9	Construction Date: 1925c	Structural System: Balloon Frame
Survey Date: 2002	Designer Name:	Other Buildings on Site?: N
Style or Form: Bungalow		Cultural Affiliation:
Resource Type: house		Demolished Date:

Record #6



County: POLK	Record #: 112279	Location: 545 US HIGHWAY 8
City or Village:	Town, Range, Section: 3415W-30	Quarter Sections: SW SE
Civil Town: BEAVER	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: L. Johnson Farm	NR Multiple Property Name:	
Survey Map: USGS Range	Historic Name: A. Johnson Farm	Wall Material: Board and Batten
Map Code: 13/9	Construction Date:	Structural System:
Survey Date: 1999	Designer Name:	Other Buildings on Site?: N
Style or Form: Astylistic Utilitarian Building		Cultural Affiliation:
Resource Type: Wisconsin dairy barn		Demolished Date:

5.4 **GOALS AND OBJECTIVES**

Goal 1: Preserve Prime Agricultural Lands and Soils

Objectives:

- 1) *Encourage sustainable farming practices*
- 2) *Encourage diversification of farming practices*
- 3) *Encourage small and/or family farming operations*
- 4) *Investigate tools, such as Purchase of Development Rights, Transfer of Development Rights, Conservation Developments, Density Bonuses, etc. to preserve prime agricultural lands and soils*
- 5) *Encourage soil conservation practices*

Goal 2: Maintain and enhance the existing natural resources

Objectives:

- 1) *Encourage the use of Best Management Practices for forestry management and operations*
- 2) *Encourage the use of Best Management Practices for surface water quality along shorelines and wetlands*

Goal 3: Maintain and enhance water quality

Objectives:

- 1) *Encourage the development and maintaining of buffer areas around surface waters.*
- 2) *Look into developing a surface water and groundwater monitoring program to ensure water quality.*
- 3) *Investigate regulations to prevent pumping into surface waters*
- 4) *Continue working with other agencies that regulate water quality issues, such as DNR, USFWS, UWEX, etc.*

Goal 4: Maintain and enhance existing recreational opportunities

Objectives:

- 1) *Encourage the development of additional parks and recreational opportunities*
- 2) *Investigate the possibility of requiring new developments to set aside open space*
- 3) *Encourage the development of hiking trails in the Joel Flowage State Wildlife Area*

Goal 5: Maintain rural and small town character

Objectives:

- 1) *Investigate tools such as subdivision regulations for minimum lots size and conservation subdivisions*
- 2) *Maintain the cultural assets that are unique to the Town of Beaver*

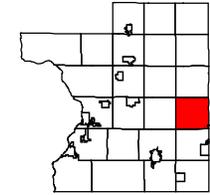
MAP 5-1

2008

AERIAL PHOTO

Town of Beaver

Polk County Wisconsin



Polk County

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- PARCELS
- SECTIONS
- POLK COUNTY
- TOWN OF BEAVER
- VILLAGE
- UNINCORPORATED VILLAGE

0 0.25 0.5 1 Mile

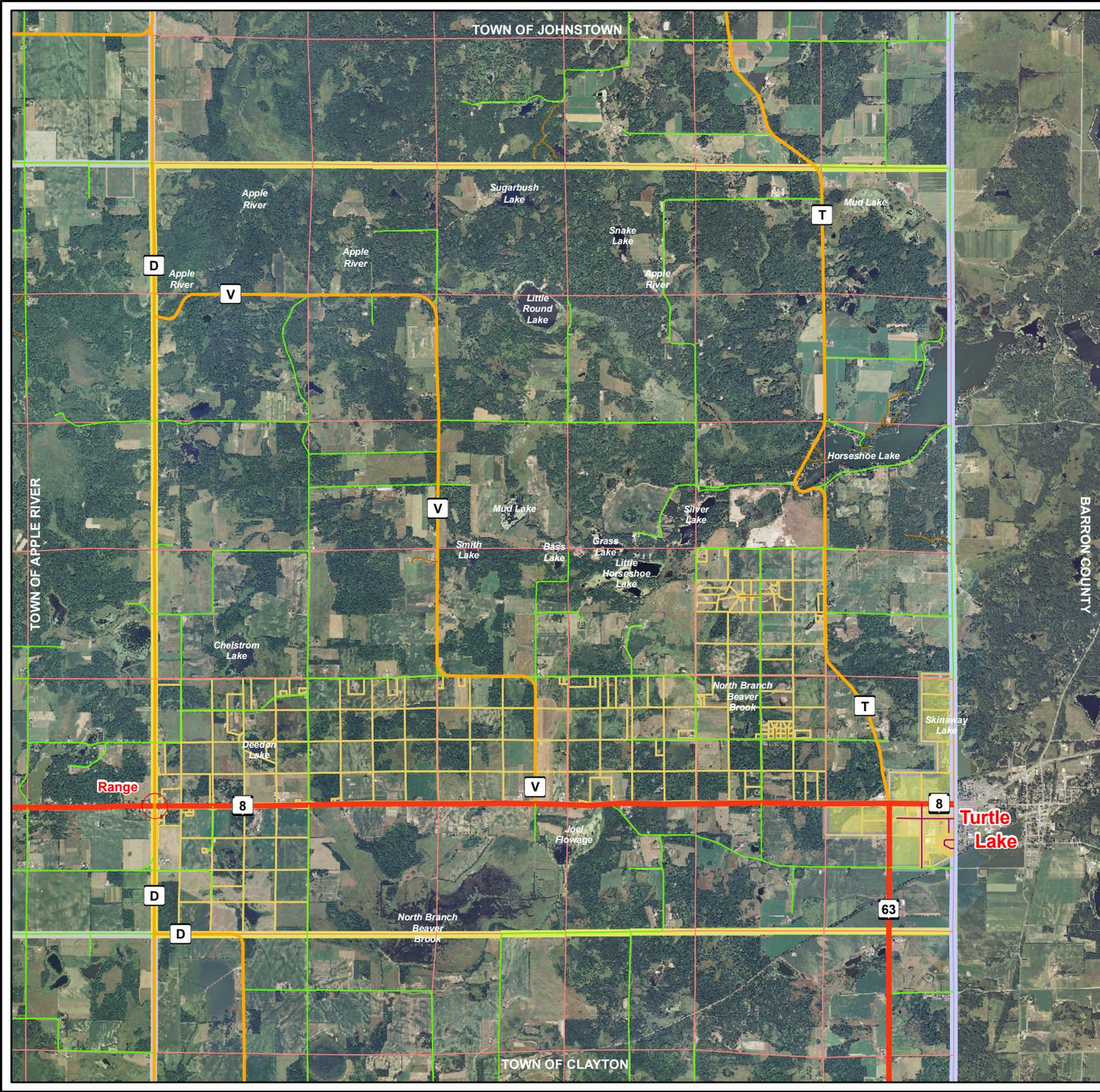


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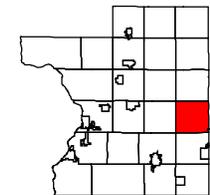
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MAP 5-2

PRIME AGRICULTURAL SOILS

Town of Beaver Polk County Wisconsin



Polk County

Soils Class

- I Source: Natural Resources Conservation Service
- II (NRCS) Soil Survey Geographic (SSURGO) Database
- III

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP
- UNINCORPORATED VILLAGE



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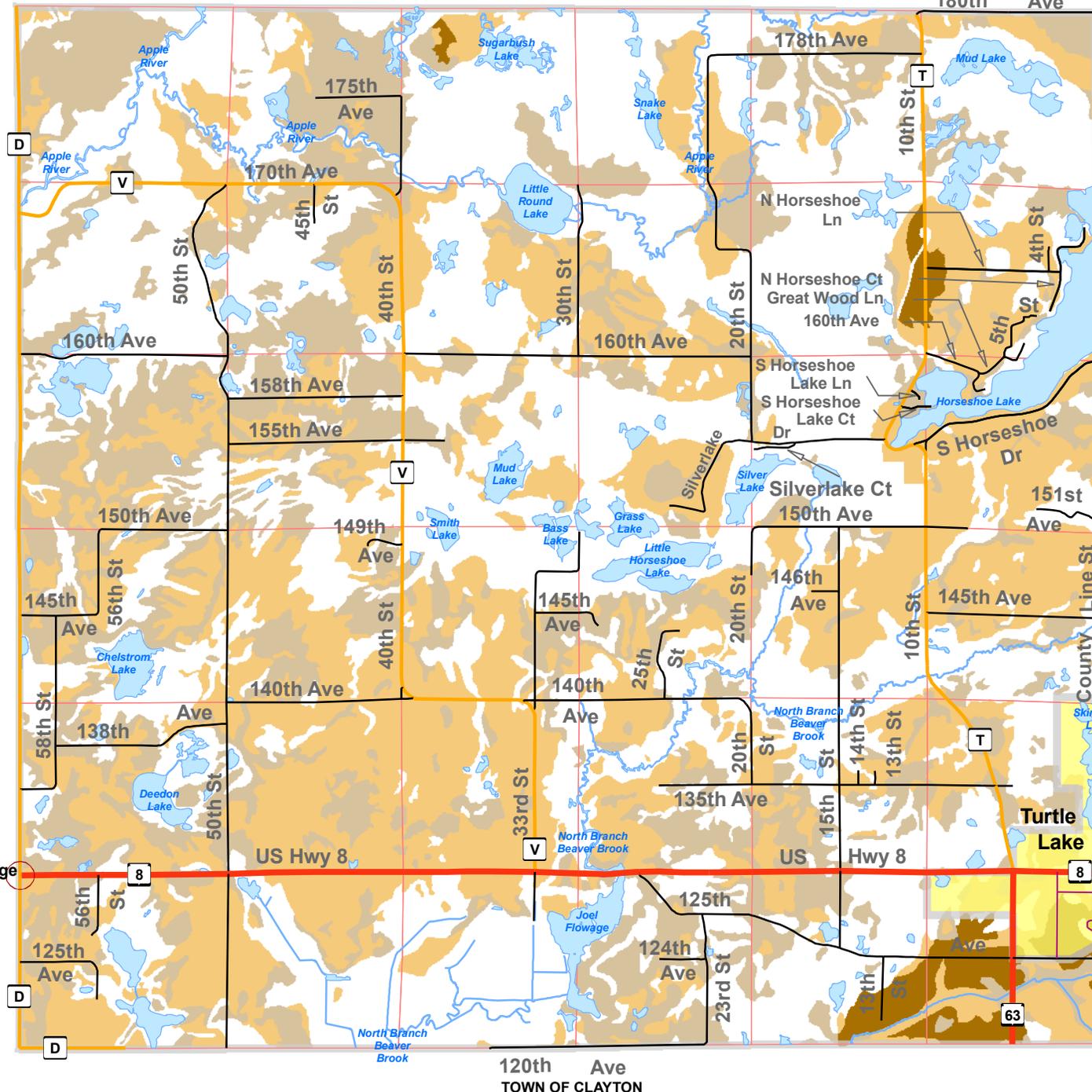


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TOWN OF JOHNSTOWN

180th Ave



120th Ave
TOWN OF CLAYTON

BARRON COUNTY

TOWN OF APPLE RIVER

Range

D

D

D

8

8

63

145th

Ave

138th

Ave

125th

Ave

US Hwy 8

56th

St

50th

St

140th

Ave

175th

Ave

170th

Ave

160th

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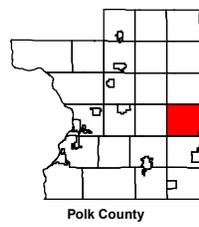
Ave

155th

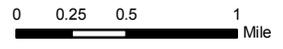
MAP 5-3 SURFACE WATER

Town of Beaver

Polk County Wisconsin



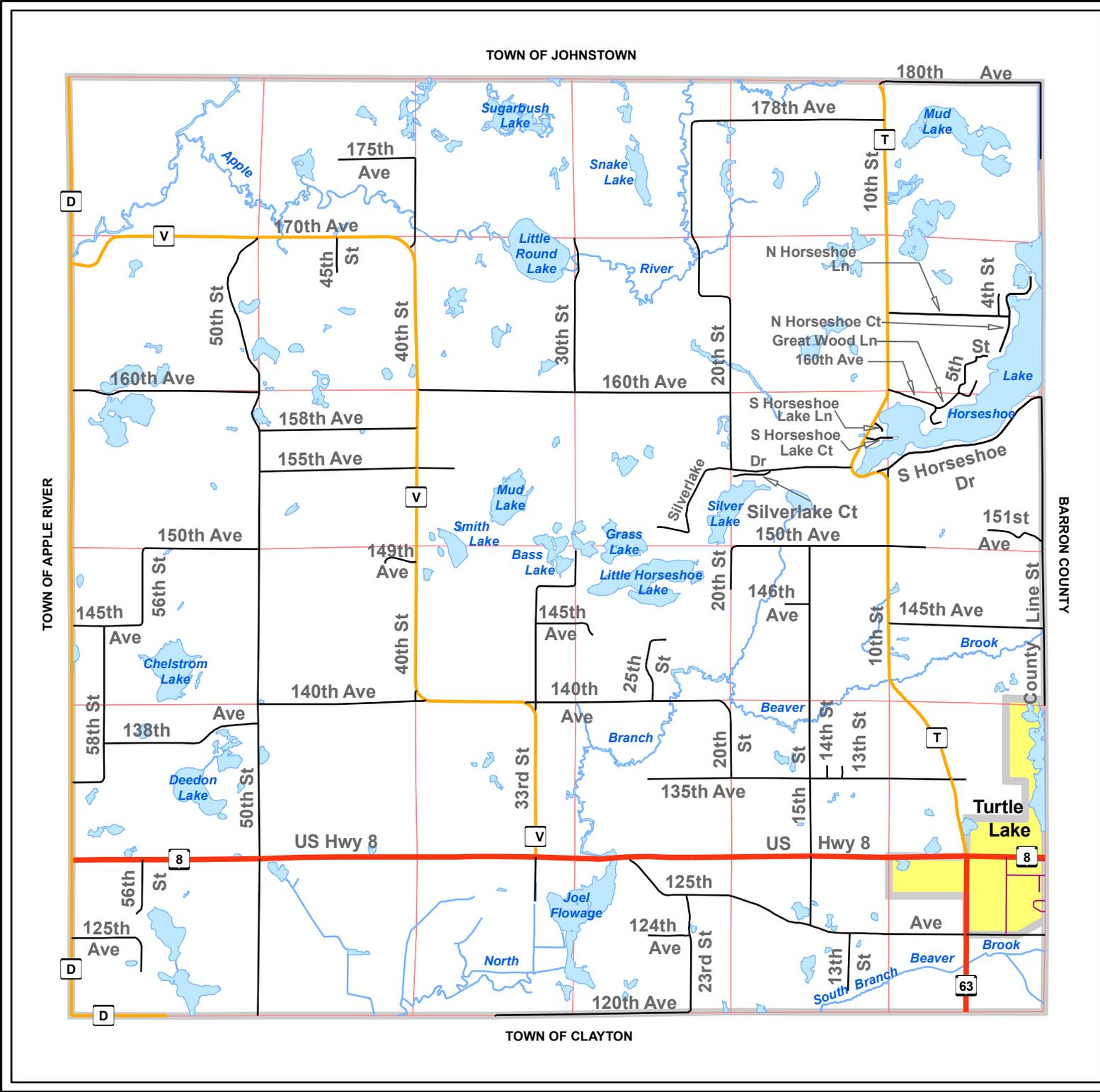
-  US HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  SECTIONS
-  VILLAGE
-  TOWNSHIP



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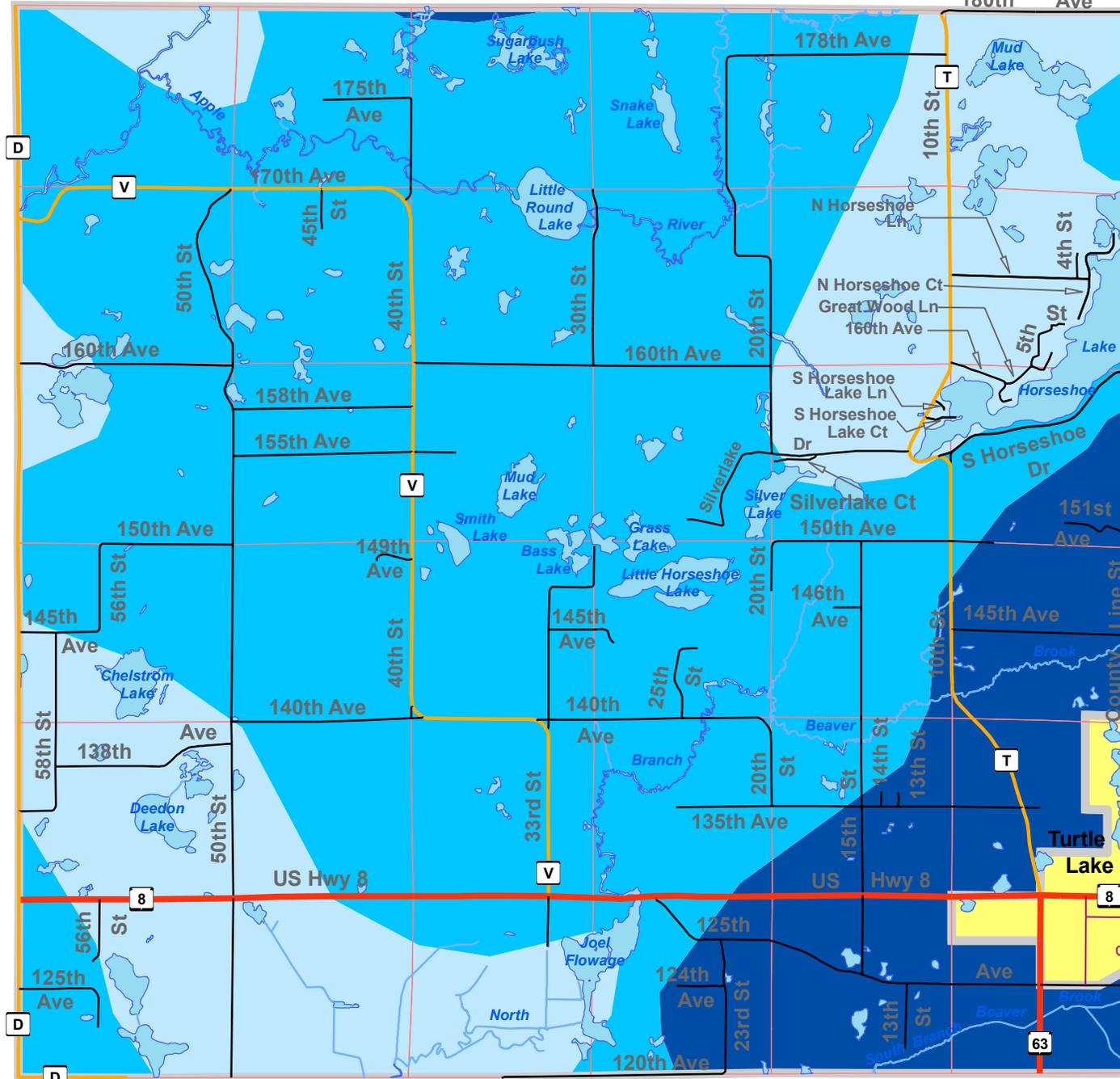


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TOWN OF JOHNSTOWN

180th Ave



TOWN OF CLAYTON

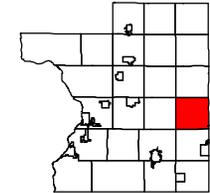
Groundwater Data Source:
Wisconsin Dept. of Natural Resources

MAP 5-4

DEPTH TO GROUNDWATER TABLE

Town of Beaver

Polk County Wisconsin

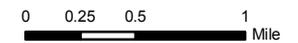


Polk County

DEPTH TO GROUNDWATER

- 0 TO 20 FEET
- 20 TO 50 FEET
- GREATER THAN 50 FEET

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS



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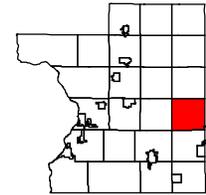


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MAP 5-8 GEOLOGY

Town of Beaver Polk County Wisconsin



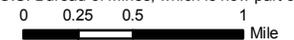
- Polk County
- US HIGHWAY SHIELD
 - COUNTY ROAD SHIELD
 - US HIGHWAY
 - COUNTY ROAD
 - TOWNSHIP ROAD
 - VILLAGE ROAD
 - HYDRO STREAM
 - HYDRO BODY
 - SECTIONS
 - STATE LAND
 - VILLAGE
 - TOWNSHIP
 - UNINCORPORATED VILLAGE

MAJOR LITH

- SANDSTONE
- SAND & GRAVEL MINING

MAJOR LITH: A specific lithologic name for the most abundant rock type in a unit.

MINERAL RESOURCES DATA SYSTEM: This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

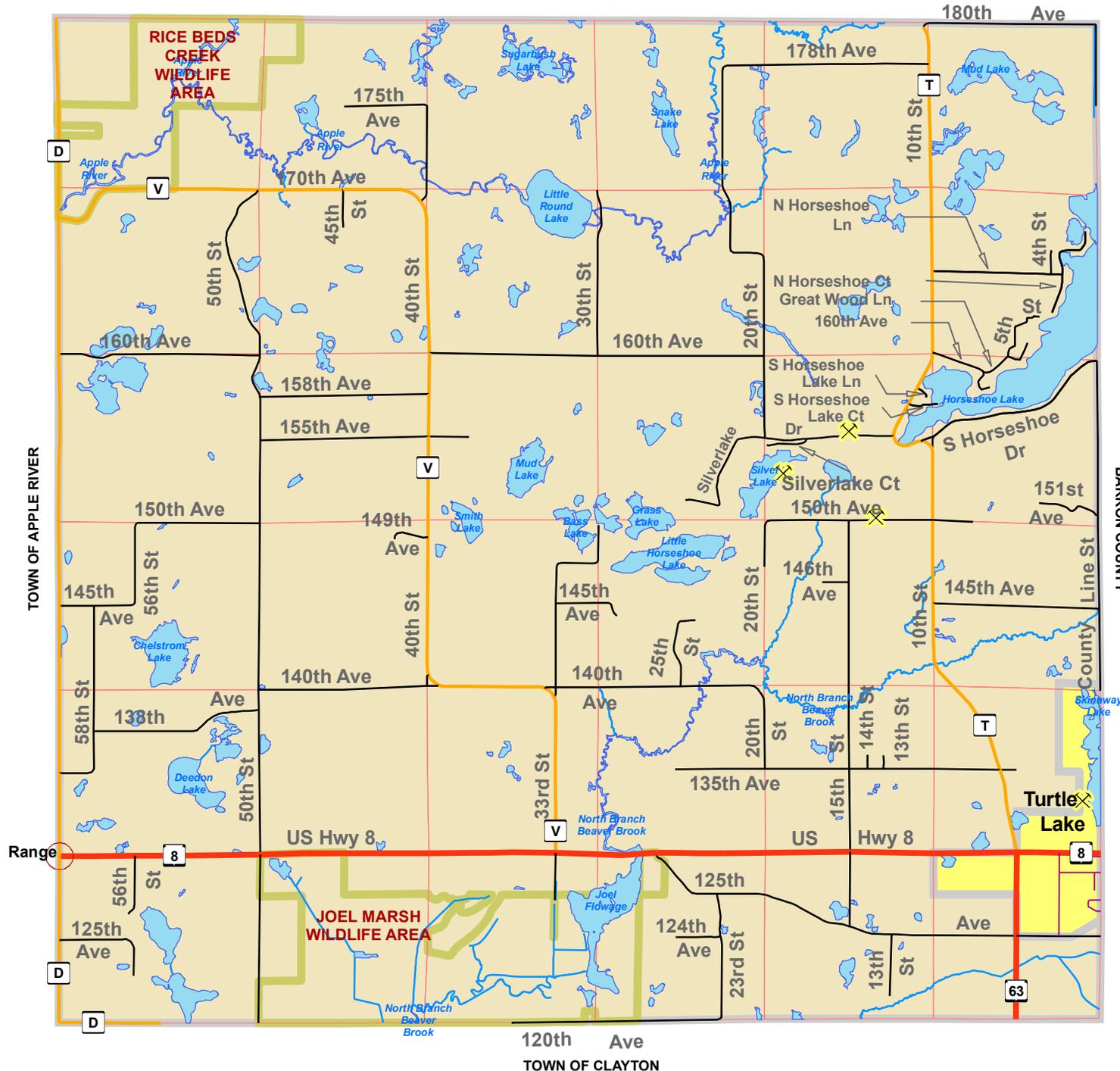


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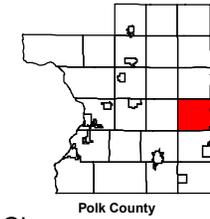
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TOWN OF JOHNSTOWN



MAP 5-10 PROBABLE GRAVEL DEPOSITS

Town of Beaver Polk County Wisconsin



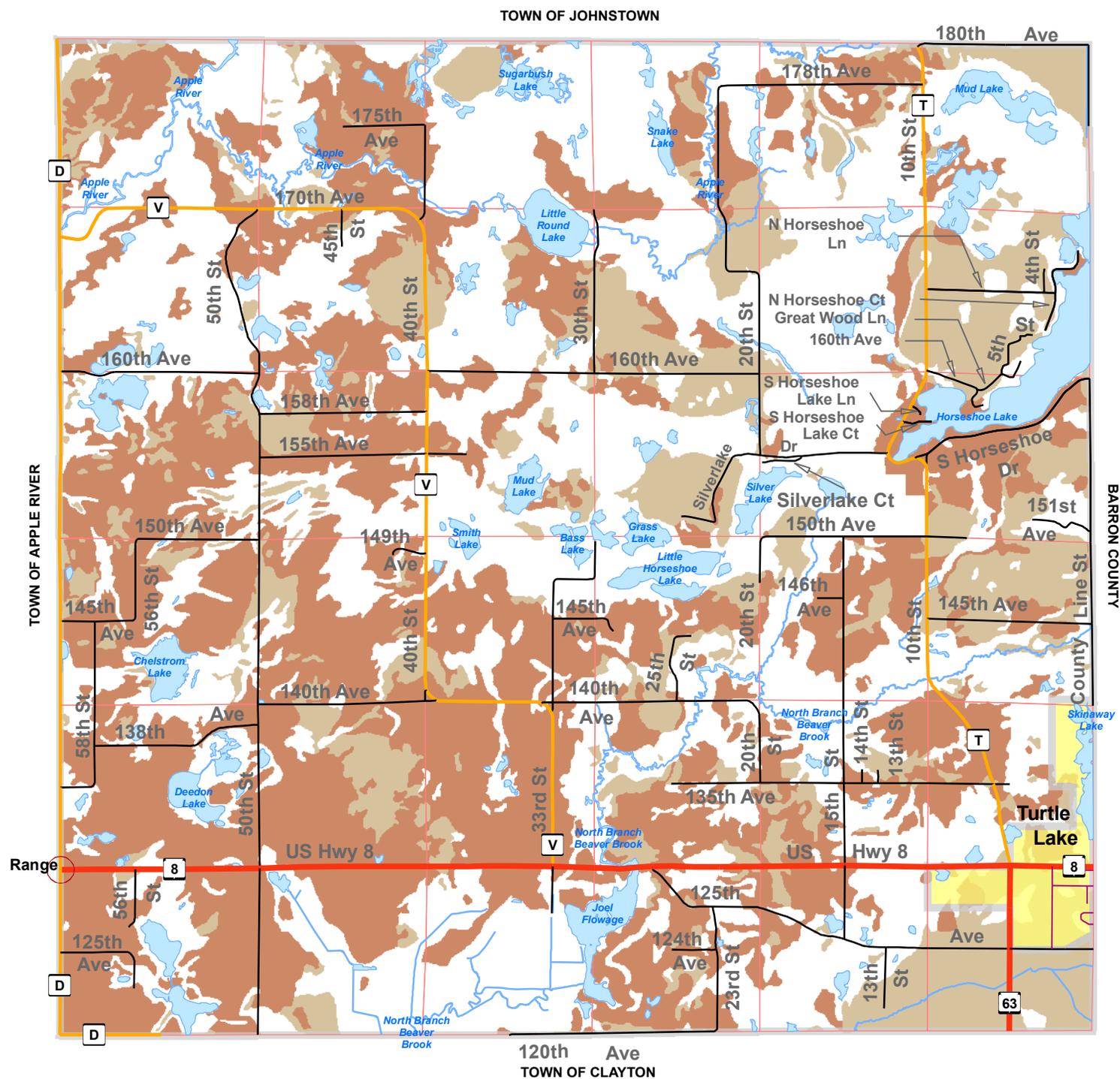
Soils Class

- IMPROBABLE
- PROBABLE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP
- UNINCORPORATED VILLAGE

0 0.25 0.5 1 Mile

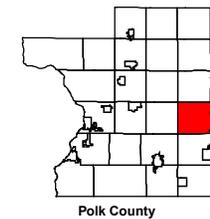


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MAP 5-11 PROBABLE SAND DEPOSITS Town of Beaver Polk County Wisconsin



- Soils Class**
- IMPROBABLE
 - PROBABLE
- Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database
- US HIGHWAY
 - COUNTY ROAD
 - TOWNSHIP ROAD
 - VILLAGE ROAD
 - HYDRO STREAM
 - HYDRO BODY
 - SECTIONS
 - VILLAGE
 - TOWNSHIP
 - UNINCORPORATED VILLAGE

0 0.25 0.5 1 Mile

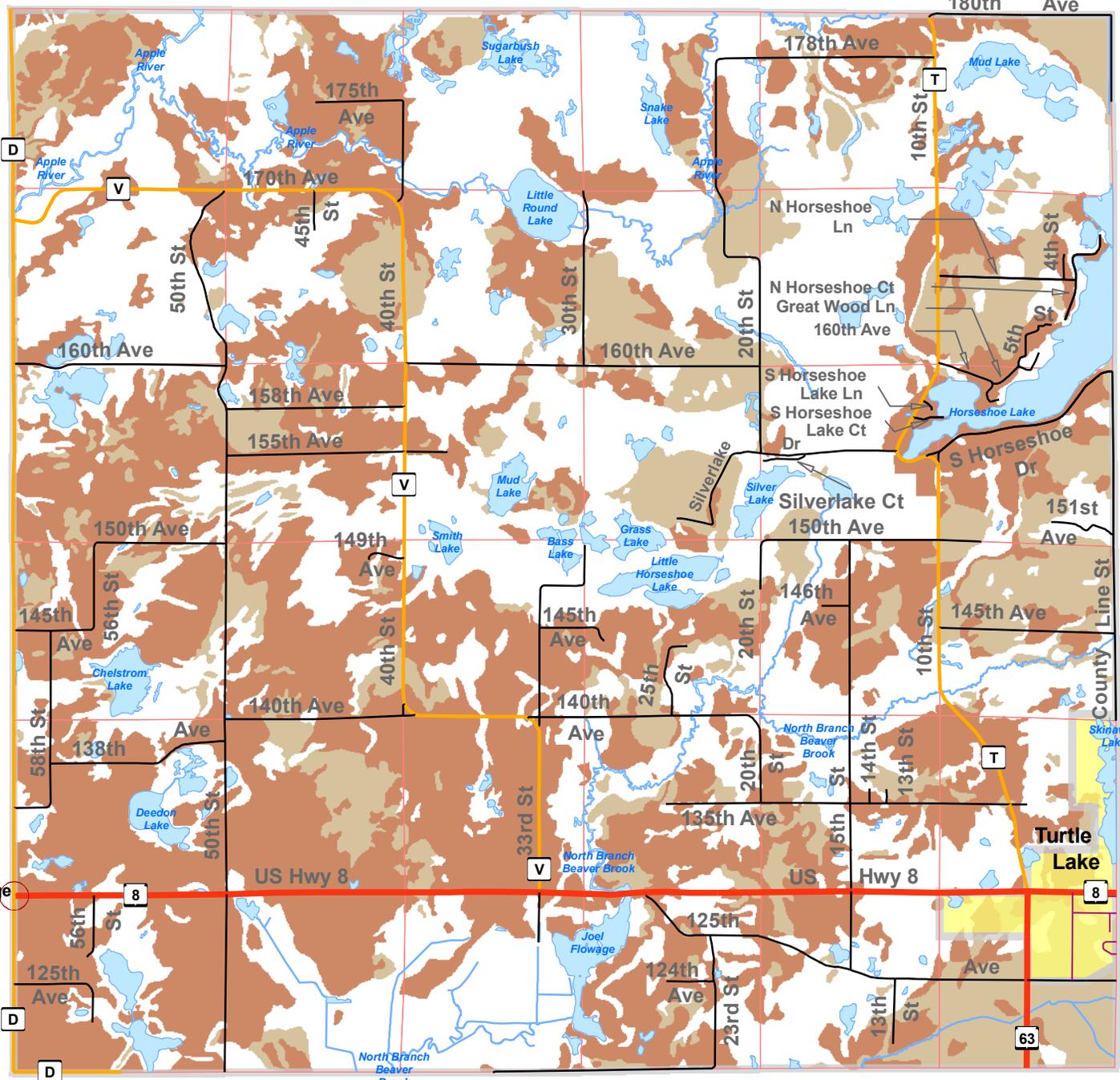
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TOWN OF JOHNSTOWN

180th Ave



120th Ave
TOWN OF CLAYTON

TOWN OF APPLE RIVER

BARRON COUNTY

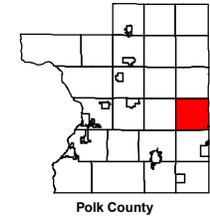
Range

D

D

120th Ave
TOWN OF CLAYTON

MAP 5-12 ENDANGERED RESOURCES Town of Beaver Polk County Wisconsin



ENDANGERED RESOURCES
 AQUATIC
 Endangered Resources Data Source:
 Wisconsin Department of Natural Resources
 Natural Heritage Inventory 10/01/2008

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

0 0.25 0.5 1
 Mile



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TOWN OF JOHNSTOWN

180th Ave

178th Ave

175th Ave

170th Ave

50th St

160th Ave

158th Ave

155th Ave

150th Ave

145th Ave

140th Ave

138th Ave

50th St

US Hwy 8

125th Ave

124th Ave

120th Ave

TOWN OF CLAYTON

Sugarbush Lake

Snake Lake

Little Round Lake

River

160th Ave

149th Ave

145th Ave

140th Ave

135th Ave

33rd St

125th Ave

124th Ave

120th Ave

TOWN OF CLAYTON

178th Ave

175th Ave

170th Ave

160th Ave

158th Ave

155th Ave

150th Ave

145th Ave

140th Ave

135th Ave

130th Ave

125th Ave

120th Ave

115th Ave

110th Ave

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5th St

ELEMENT 6: ECONOMIC DEVELOPMENT

The ability of a community to attract new and innovative businesses, industries and workers is vital to its economic success. Providing a good climate for business development enhances the community's overall well being. The purpose of this element is to provide an inventory of existing programs that the local government and businesses utilize and to identify weaknesses in the current economic development efforts. This element will address the following:

- 6.1 ECONOMIC PROFILE**
- 6.2 DESIRED ECONOMIC DEVELOPMENT**
- 6.3 ADVANTAGES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES**
- 6.4 DISADVANTAGES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES**
- 6.5 ECONOMIC DEVELOPMENT PROGRAMS AND POLICIES**
- 6.6 GOALS AND OBJECTIVES**

6.1 ECONOMIC PROFILE

Table 6.1 – Unemployment Rates

	January 2007	January 2008
Wisconsin Rate	5.0%	5.4%
Polk County Rate	8.5%	7.6%
Polk County Rank	19	15

Labor Force and Employment Status

According to the Wisconsin Department of Workforce Development unemployment in Polk County dropped from 8.5% in January of 2007 to 7.6% in January of 2008 compared to the State's current unemployment rate of 5.4% and 5.0% a year ago (Table 6.1). It currently ranks as the 15th highest unemployment rate in the State.

Table 6.2A - EDUCATIONAL ATTAINMENT

YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	BEAVER	% OF TOTAL
Total:	3,475,878		27,725		519	
No schooling completed	22,861	0.66%	54	0.19%	0	0.00%
Nursery to 4th grade	8,253	0.24%	27	0.10%	0	0.00%
5th and 6th grade	22,882	0.66%	67	0.24%	0	0.00%
7th and 8th grade	132,129	3.80%	1,175	4.24%	31	5.97%
9th grade	56,538	1.63%	396	1.43%	3	0.58%
10th grade	87,059	2.50%	694	2.50%	14	2.70%
11th grade	88,558	2.55%	735	2.65%	11	2.12%
12th grade, no diploma	100,137	2.88%	763	2.75%	6	1.16%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	224	43.16%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	45	8.67%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	63	12.14%
Associate degree	260,711	7.50%	2,022	7.29%	38	7.32%
Bachelor's degree	530,268	15.26%	2,965	10.69%	60	11.56%
Master's degree	168,563	4.85%	886	3.20%	22	4.24%
Professional school degree	54,005	1.55%	407	1.47%	2	0.39%
Doctorate degree	26,437	0.76%	58	0.21%	0	0.00%

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Educational attainment in the Town of Beaver (Table 1.5) is relatively consistent with the State and County percentages.

According to West Central Wisconsin Regional Planning Commission [WCWRPC] municipal units within Polk County have employment patterns that are similar to the state. It is expected that during the next several years Wisconsin's population is projected to grow slower and older than the nation as a whole, therefore leading to lower participation rates in the workforce. This trend is evident in the age distribution changes that took place from 1990 to 2000.

The region as a whole is projected to see a 13.9% increase in employment from 2002 until 2012. This growth, however, includes the Eau Claire metropolitan area. Beaver residents can take advantage of that growth by commuting, but improving and expanding the Town's downtown and industrial park businesses will help keep employees closer to home and have a greater impact on the local economy.

Table 6.2B - Industry Projections for West Central Workforce Development Area

Industry Title	Employment		Ten-year change	
	2002 Estimate	2012 Projected	Numeric	Percent
Total Non-farm Employment	171,420	195,270	23,850	13.90%
Construction/Mining/Natural Resources	8,160	9,920	1,760	21.60%
Manufacturing	33,710	34,610	900	2.70%
Paper Manufacturing	1,490	1,460	-30	-2.00%
Plastics and Rubber Products Manufacturing	3,880	4,700	820	21.10%
Computer and Electronic Product Manufacturing	3,500	3,060	-440	-12.60%
Trade	28,590	32,080	3,490	12.20%
Food and Beverage Stores	5,080	5,960	880	17.30%
Transportation and Utilities (Including US Postal Service)	8,090	9,740	1,650	20.40%
Financial Activities	6,480	7,300	820	12.70%
Education and Health Services (Incl'dg state & local govt. ed. & hosp.)	36,110	44,930	8,820	24.40%
Ambulatory Health Care Services	5,270	7,420	2,150	40.80%
Hospitals (Including state & local govt.)	6,840	8,340	1,500	21.90%
Leisure and Hospitality	17,140	19,410	2,270	13.20%
Information/Prof Services/Other Services	20,050	23,720	3,670	18.30%
Government (Excluding USPS, state & local govt. ed. and hosp.)	13,080	13,560	480	3.70%

Table 6.2C – Employees in Polk County by Industry: January 2008

# Emp	Industry
15757	Total Nonfarm
13188	Total Private
4339	Goods Producing
11418	Service Providing
537	Natural Resources and Mining and Construction
3802	Manufacturing
2194	Trade
297	Transportation Warehousing and Utilities
558	Financial Activities
1704	Information, Professional and Business Services, Other Services
2568	Educational and Health Services
1528	Leisure and Hospitality
2569	Government
135	Federal Government
40	State Government
2394	Local Government

6.2 DESIRED ECONOMIC DEVELOPMENT

Roadside stands for farmers

Farmers' Markets (new ones and working with established ones)

Home-based businesses

Small-scale business and farms

Economic Development in appropriate locations (not on prime agricultural lands, high quality woodlands, and environmentally sensitive areas, etc.)

Question 20: Should Agricultural businesses be encouraged?

Agree: 178 Disagree: 29

Question 21: More retail establishments should be encouraged

Agree: 123 Disagree: 69

Question 25: More small and home-based businesses should be encouraged

Agree: 177 Disagree: 33

Question 44: More should be done to promote Tourism

Agree: 82 Disagree: 121



Rural Economic Development in Beaver



Farming is a highly desirable type of economic Development in the Town of Beaver

6.3 ADVANTAGES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

- Land availability
- Amount and quality of water
- Access to Hwy 8
- Access to Hwy 63
- Close to the Village of Turtle Lake
- High quality workforce
- Plenty of traffic passing through the Town

6.4 DISADVANTAGES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

- Lack of infrastructure (sewer and water)
- Poor septic tank capability
- Most economic development is not desired by community
- Small population
- The exodus of young people from the Town
- Roads are not built for larger truck weights

6.5 **ECONOMIC DEVELOPMENT PROGRAMS AND POLICIES**

Technology Enterprise Fund

TEF is a revolving loan fund that provides creative financing to new and emerging technology companies. The goal of the program is to leverage private investment dollars and enhance sustainable economic development opportunities within the region. Loan sizes range from \$100,000 to \$250,000.

Revolving Loan Fund

RLF is a flexible source of loan funds for commercial and industrial programs which aims to encourage the creation of quality jobs and an increased tax base. Eligible activities include acquisition of equipment, site improvements, new working capital, land and building acquisition, new building construction, and building renovation. Loan size is available for up to \$20,000 per full-time job created.

Microloan Fund

This program is designed to provide small loans to start-up, newly established, or growing small businesses who have traditionally had difficulty accessing debt financing. Loan size ranges from \$5,000 to \$25,000 with a 4.00% fixed interest rate.

Downtown Façade Loan

The purpose of this program is to encourage property and business owners to revitalize the downtown commercial area by providing incentives and financial assistance. The funds may be used for façade renovation, signs, exterior doors, windows, awnings, exterior graphics, exterior lighting and landscaping improvements. Loan size ranges from \$5,000 to \$30,000 with a 0% fixed interest rate.

6.6 **GOALS AND OBJECTIVES**

Goal 1: Support economic activity that fits within the rural character of the Town of Beaver

Objectives:

- 1) Support agriculture and agricultural-related businesses as a primary economic activity in the Town of Beaver*
- 2) Support home-based businesses*
- 3) Locate new businesses in appropriate locations such as close to Turtle Lake on Hwy 8 and 63*
- 4) Encourage businesses to fit aesthetically with the surroundings in the Town of Beaver*

ELEMENT 7: INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation and shared service relationships foster open communication between governmental units that is advantageous in reducing cost of services and in indentifying future issues that can be averted. This element will address the following:

- 7.1 INVENTORY OF EXISTING PLANS AND AGREEMENTS**
- 7.2 POTENTIAL OPPORTUNITIES AND CONFLICTS**
- 7.3 INTERGOVERNMENTAL COOPERATION OPPORTUNITIES**
- 7.4 GOALS AND OBJECTIVES**

7.1 INVENTORY OF EXISTING PLANS AND AGREEMENTS

The Town of Beaver has informal agreements with surrounding towns and villages on plowing of roads and maintenance of roads. They are also involved in an agreement to maintain signage for the ATV routes that pass through the town.

- An agreement with the Town of Beaver and Polk County for Polk County to administer the zoning ordinances
- Emergency services coverage (police, fire, ambulance, etc.) is arranged through intergovernmental agreements
- The grant agreement with Polk County and the State of Wisconsin for the development of the Comprehensive Plan.

7.2 POTENTIAL OPPORTUNITIES AND CONFLICTS

The Town of Beaver feels that potential annexation of lands by the Village of Turtle Lake is a potential conflict. The Town also feels that some of the regulations posed by the Dept. of Natural Resources can be a conflict as they are too restrictive in their eyes. There are many issues around shoreland development that can pose both current and potential conflict.

7.3 INTERGOVERNMENTAL COOPERATION OPPORTUNITIES

There are many opportunities for intergovernmental cooperation out there. During a meeting on the 4th of February, 2009, the Plan Commission of the Town of Beaver listed three specific opportunities they saw to work cooperatively with other units of government, they are:

- Possible joint sewer district on Horseshoe Lake
- Possible joint farmland preservation program with other towns, villages, counties, and the state.
- Working cooperatively with Polk County on zoning regulations

7.4 GOALS AND OBJECTIVES

Goal 1: Maintain the existing agreements with neighboring municipalities.

Goal 2: Seek and remain open to intergovernmental cooperation agreements that benefit the Town of Beaver

ELEMENT 8: LAND USE

This element examines the existing land use pattern and development requirements of the Town as well as future land use needs. This element will address the following:

- 8.1 EXISTING ZONING**
- 8.2 DEVELOPMENT REGULATIONS**
- 8.3 LAND USE TRENDS AND VALUES**
- 8.4 EXISTING AND POTENTIAL LAND USE CONFLICTS**
- 8.5 FUTURE LAND USE**
- 8.6 GOALS AND OBJECTIVES**

8.1 EXISTING ZONING

The Town of Beaver has County zoning. See map 8.1. The vast majority of the Town of Beaver is zoned agricultural. The zoning districts that are currently in use in the Town of Beaver are residential, commercial, shoreland, agricultural, and recreational.

8.2 DEVELOPMENT REGULATIONS

The Town of Beaver is currently regulates land use through Polk County's Zoning Ordinances and Subdivision Regulations.

8.3 LAND TRENDS AND VALUES

Table 8.1 Historic Land Use Acreages

Beaver	1987	1998	2007	% change '87-'07	% change '98-'07
Residential	567	1,094	1,098	93.7	0.4
Commercial	28	21	29	3.6	38.1
Manufacturing	210	210	210	0.0	0.0
Agricultural	13,085	11,290	7,351	-43.8	-34.9
Forest	6,368	6,231	7,064	10.9	13.4

Table 8.2 Future Land Use Projections

Beaver	2009 Assessed	2010	2015	2020	2025	2030	'10-'30 Change
Residential	1099	1126	1258	1391	1524	1657	+531
Commercial	29	29	29	30	30	30	+1
Manufacturing	215	215	215	215	215	215	0
Agricultural	7544	7257	5824	4390	2957	1523	-5,734
Forest	8438	8473	8647	8821	8995	9169	+696

Source: Polk County Planning Division

Land use acreage projections

The future is an unknown entity and as such the projections above are not to be taken as the absolute truth of what will happen in the future. These numbers will need to be adjusted as new information and trends come about. One way to develop projections is to look at the past and extrapolate the change seen in the past into the future. This is what has been done to develop the figures above. The amount of change in acreages from 1987 to 2007 (20 year period) is the same amount of change projected for the comprehensive planning period of 2010 to 2030(also a 20 year period).

Land Values

Currently, according to the Plan Commission, properties in the area are selling for approximately \$2,000 to \$2,500 per acre.

Land Demand

Land Demand seems to be highest in the southwest portion of Polk County. The plan commission indicated that there is a strong demand for rental agricultural land. The thought was that this was due in large part to the high commodity prices of the recent past. There has been competition for rental acres in recent years, especially with the high price being paid for corn. Given the current prices being paid for agricultural commodities and the state of the economy, demand for land is expected to be low for awhile.

Land Supply

Open, undeveloped land is abundant within the Town of Beaver. Sufficient land is available for the predicted population increase. The fact that there is plenty of open land does not mean, however, that the Town wishes for it to be developed. There are also numerous properties for sale currently within the Town of Beaver.

8.4 EXISTING AND POTENTIAL LAND USE CONFLICTS

- Annexation from the Village of Turtle Lake
- Rerouting or upgrading of US Highway 8
- Rerouting or upgrading of US Highway 63
- Development of prime agricultural lands

8.5 FUTURE LAND USE

No drastic changes in land use are perceived to be needed for the next twenty years with the exception of the potential future road development plans for US Highway 8. The future development proposals and the most recent Environmental Impact Statement include possible major changes to land use around the existing route for US Highway 8. Locations for where to find information on these proposals is mentioned in the Transportation Element. Another way that US Highway could markedly affect the future of the Town of Beaver is through commercial, residential or other types of development.

Town of Beaver Land Use Preferences

- Prioritize development away from prime agricultural soils, prime forest features, and environmentally sensitive areas, etc.
- Prefer smaller, family owned farms in the Town
- Limited regulations
- Regulations or incentives should be flexible and deal more with the aesthetic qualities of the property, not necessarily limiting the use on that property

Future Preferred Land Use Map

The Future Preferred Land Use Map is meant to be a visual representation of the combination of projected changes in land use acreages with the values of the community stated throughout the Comprehensive Plan. The projected increases or decreases in acreage for each land use category are shown in Table 8.2. The Future Preferred Land Use Map typically tries to show the same or very similar amounts of acreage change on the map as in the table. The Plan Commission felt that new residential development would probably happen around the two major areas of existing residential development, the Village of Turtle Lake and the Hamlet of Range. It was also indicated that additional rings of residential development would occur around already established lakeshore development. The areas the Plan Commission felt were the most likely areas where this would happen are also indicated as residential on the Future Preferred Land Use Map. The preferred residential areas are shown in yellow on the Future Preferred Land Use Map.

Successful commercial properties typically have good access to plenty of car traffic. This being the case, the Plan Commission indicated areas on the Future Preferred Land Use Map where high volumes of traffic occur, such as along US Highway 8 and US Highway 63 and where US Highway 8 intersects with County Roads. These areas are indicated in red on the Future Preferred Land Use Map.

No additional industrial development is expected for the Town of Beaver. Industrial development should be directed to existing industrial parks in the Village of Turtle Lake, Village of Clayton, City of Amery, and others.

Preservation of agricultural lands and forest lands are a priority for the Town of Beaver. The Plan Commission took these goals into consideration when developing the Future Preferred Land Use Map. By indicating that their preference was to have development concentrated near other clusters of development and existing villages and hamlets, their goal was to show that the vast majority of these lands were maintained in agricultural and forest use for the future.

8.6 GOALS AND OBJECTIVES

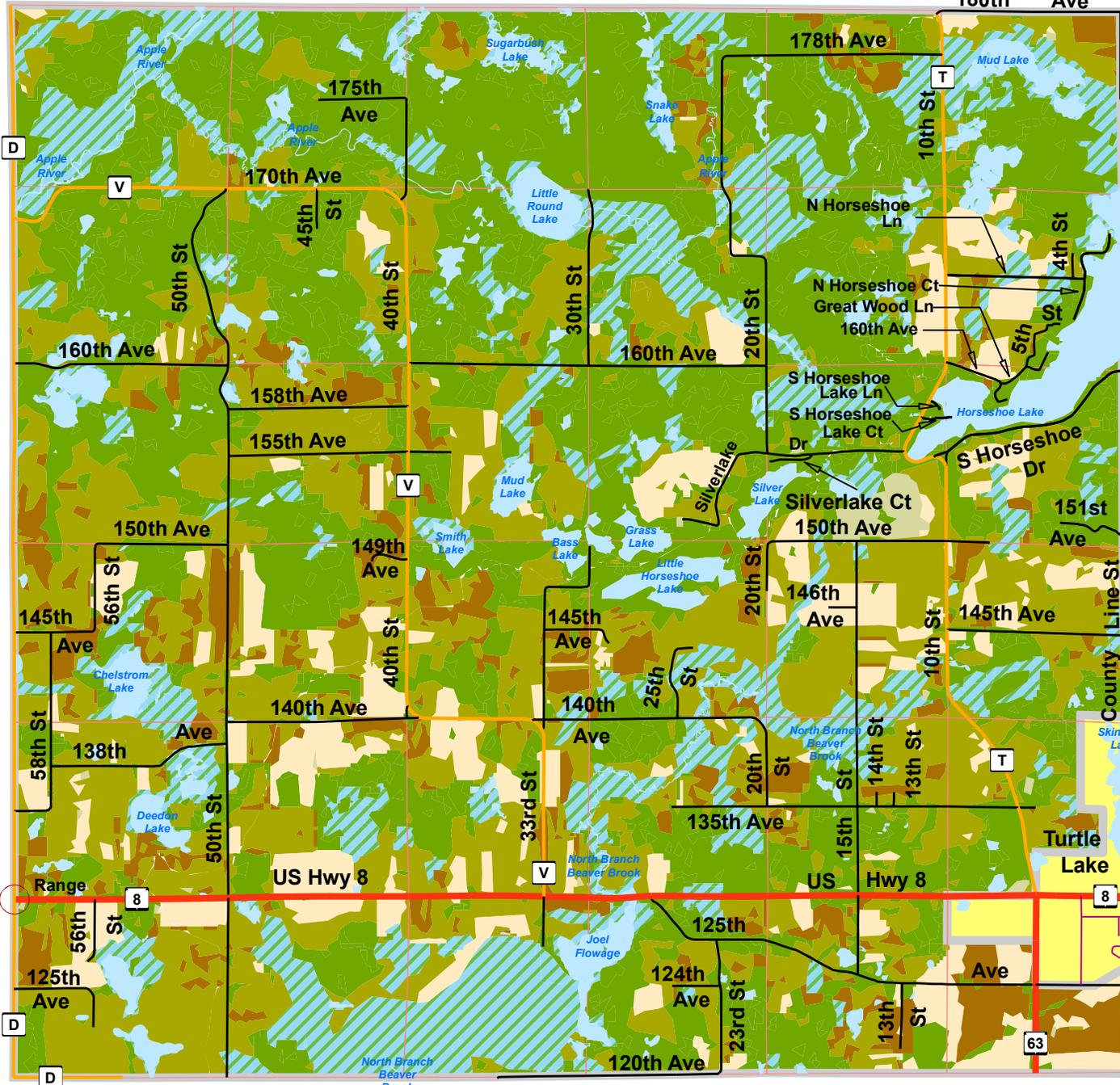
Goal 1: Preserve the rural, agricultural, woodland, and lakeland character of the Town of Beaver

Objectives:

- 1) Maintain surface and ground water quality*
- 2) Encourage the use of best management practices for forestry, water quality, farming, and shoreline management*
- 3) Residential development proposal should be directed to marginal lands*
- 4) Protect prime agricultural lands through researching and utilizing appropriate tools such as all types of zoning, subdivision regulations, purchase of development rights, transfer of development rights, etc.*
- 5) Encourage commercial development to locate in appropriate locations (not on prime agricultural lands)*

TOWN OF JOHNSTOWN

180th Ave



TOWN OF CLAYTON

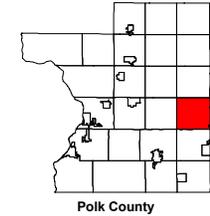
MAP 8-1

LAND COVER

Town of Beaver

Polk County

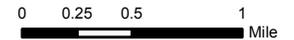
Wisconsin



- BARREN
- FORAGE
- FOREST
- GRASSLAND/SHRUBS
- OPEN WATER
- ROW CROPS
- WETLAND

Land Cover Source: Polk County Land and Water Resource Plan (November 1998)

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- SECTIONS
- VILLAGE
- TOWNSHIP
- UNINCORPORATED VILLAGE



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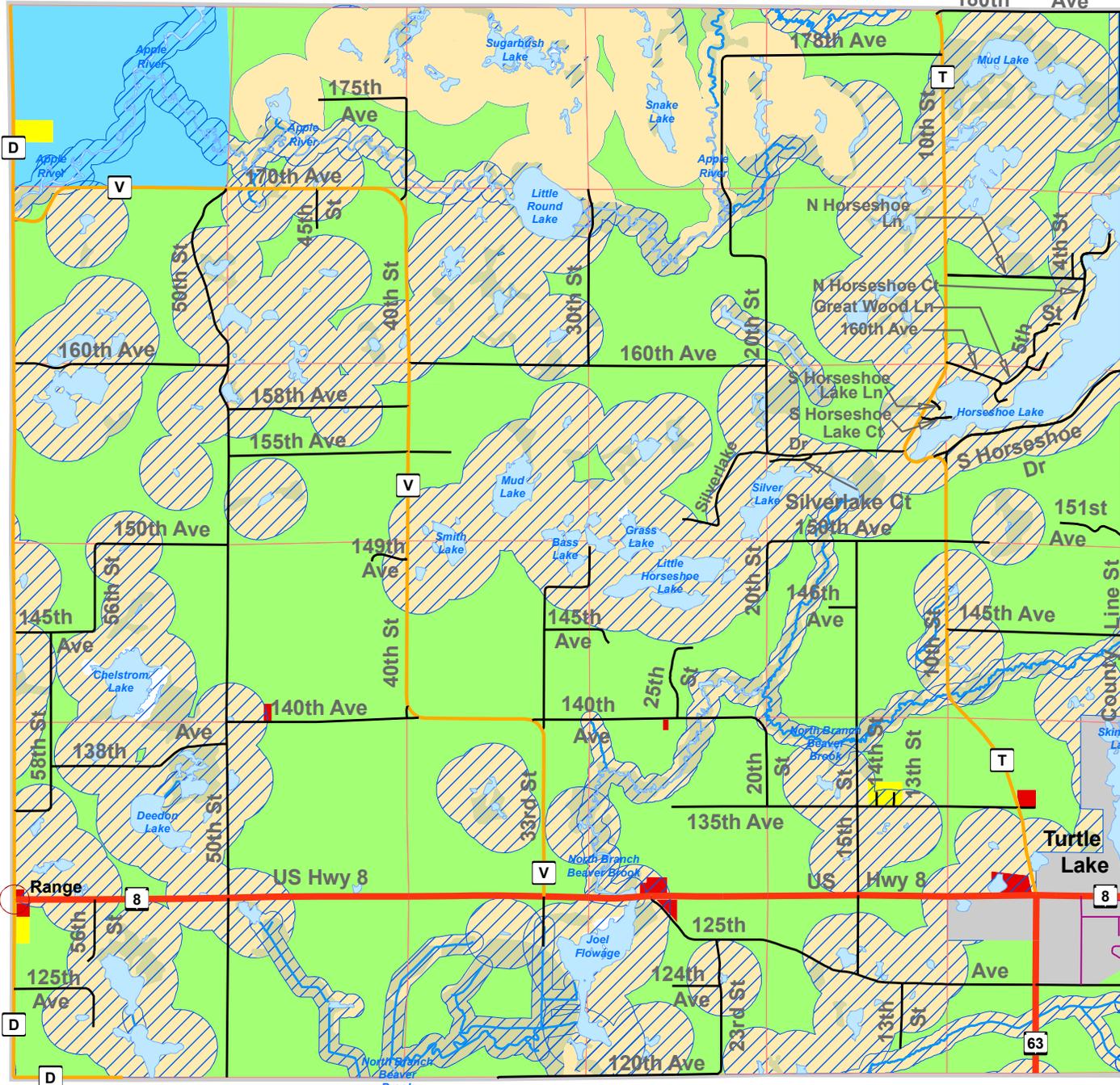


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TOWN OF JOHNSTOWN

180th Ave



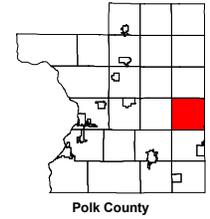
TOWN OF CLAYTON

MAP 8-2

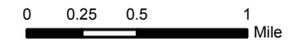
EXISTING ZONING DISTRICTS

Town of Beaver

Polk County Wisconsin



- SHORELANDS AREA
- GENERAL PURPOSE
- WETLAND-SHORELAND
- AGRICULTURAL
- COMMERCIAL
- CONSERVANCY
- RECREATIONAL
- RESIDENTIAL
- VILLAGE/CITY
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

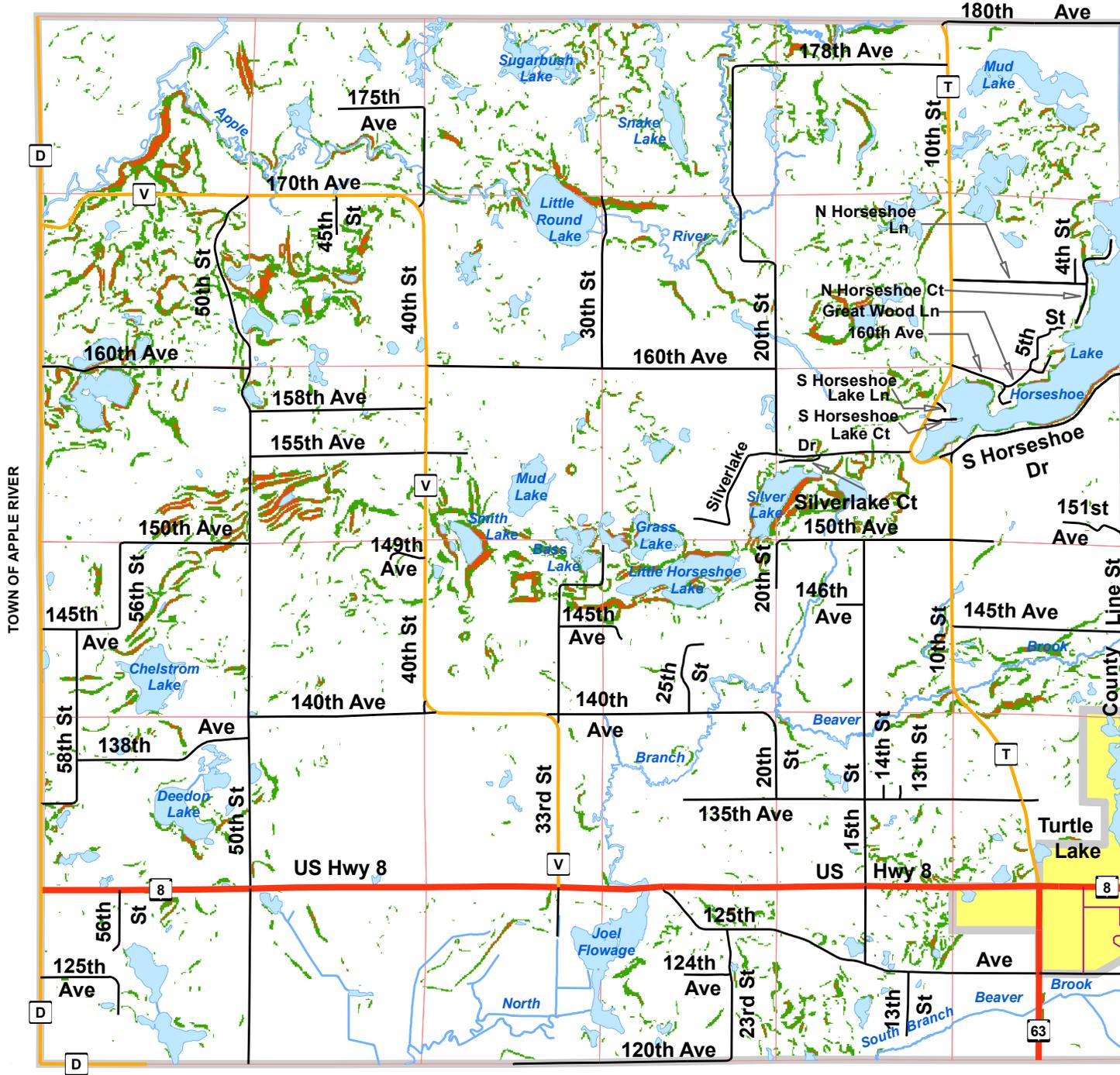


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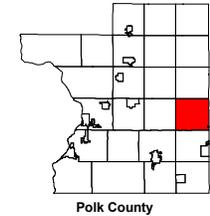
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TOWN OF JOHNSTOWN



MAP 8-4 PERCENT SLOPE

Town of Beaver Polk County Wisconsin



- 0 - 12 PERCENT
- 12.01 - 20 PERCENT
- > 20 PERCENT
- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

Percent Slope Source:
USGS DEM 10 Meter



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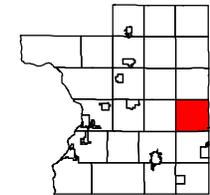


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MAP 8-5

LIMITATIONS TO DWELLINGS WITH BASEMENTS

Town of Beaver Polk County Wisconsin



Soils Class

- SLIGHT
- MODERATE
- SEVERE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP
- UNINCORPORATED VILLAGE

0 0.25 0.5 1
Mile



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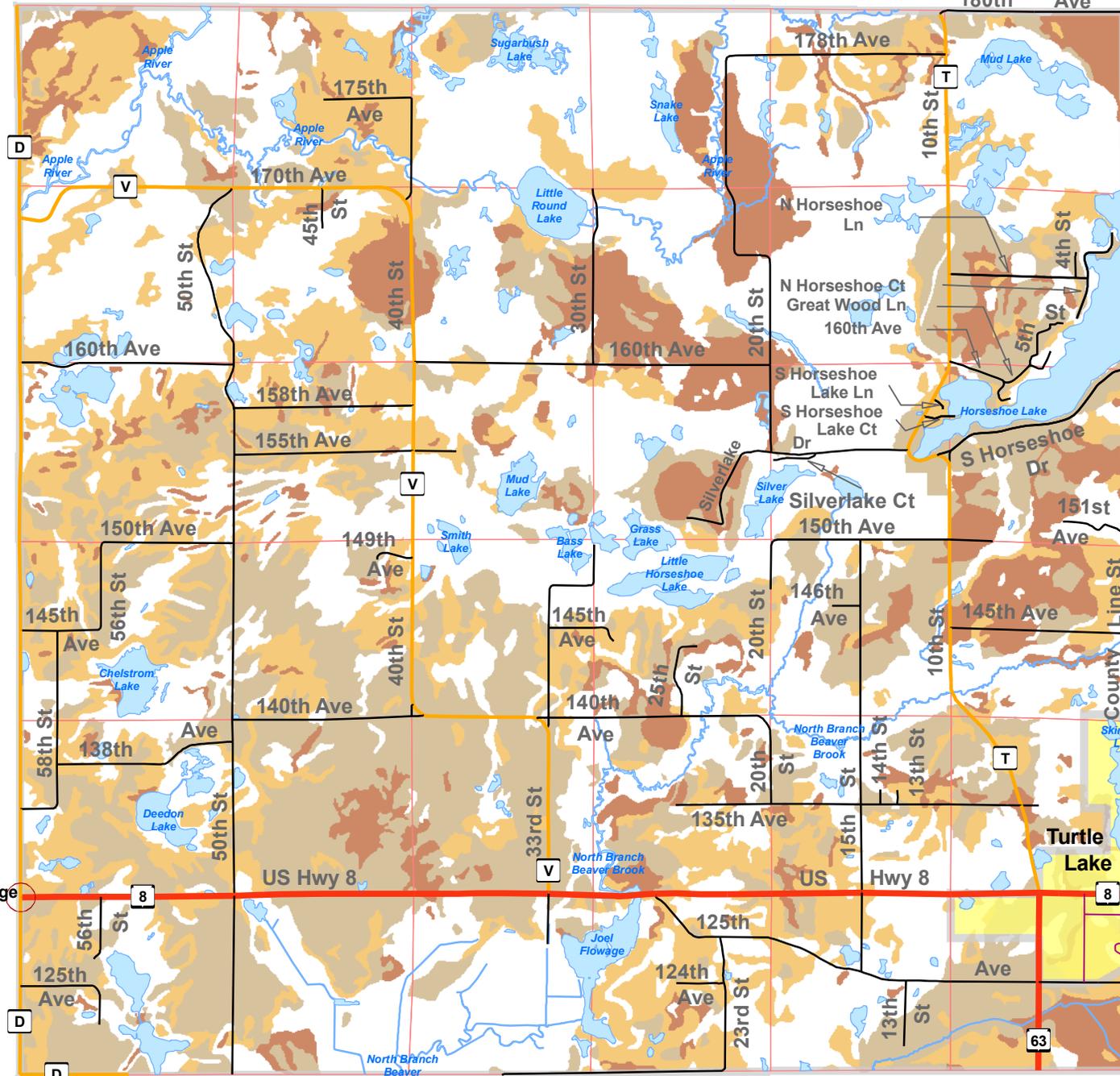


12/18/08

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TOWN OF JOHNSTOWN

180th Ave



120th Ave
TOWN OF CLAYTON

TOWN OF APPLE RIVER

BARRON COUNTY

Range

D

D

D

8

8

63

175th Ave

170th Ave

160th Ave

158th Ave

155th Ave

160th Ave

150th Ave

145th Ave

138th Ave

125th Ave

45th St

40th St

30th St

20th St

10th St

56th St

58th St

50th St

56th St

56th St

40th St

40th St

33rd St

33rd St

33rd St

25th St

20th St

20th St

20th St

23rd St

146th Ave

145th Ave

135th Ave

125th Ave

124th Ave

178th Ave

N Horseshoe Ln

N Horseshoe Ct

Great Wood Ln

160th Ave

S Horseshoe Lake Ln

S Horseshoe Lake Ct

Dr

Silverlake Ct

150th Ave

146th Ave

20th St

14th St

13th St

15th St

14th St

13th St

15th St

13th St

10th St

5th St

S Horseshoe Dr

10th St

10th St

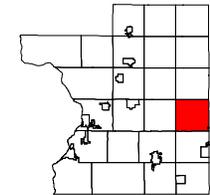
10th St

10th St

10th St

4th St

MAP 8-6 SEPTIC LIMITATIONS CONVENTIONAL Town of Beaver Polk County Wisconsin



Polk County

- MODERATE
- SEVERE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- US HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP
- UNINCORPORATED VILLAGE

0 0.25 0.5 1
Mile



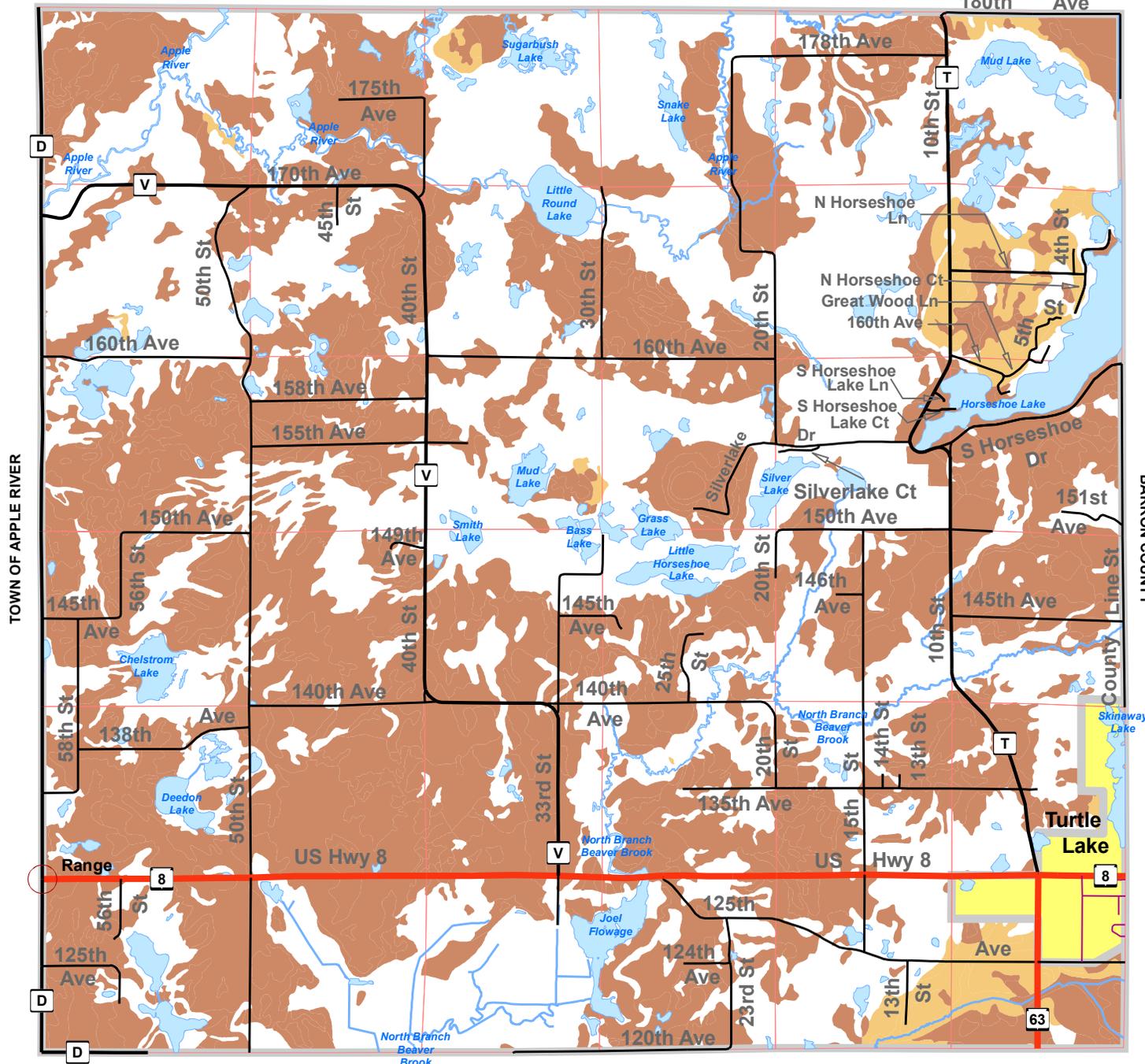
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TOWN OF JOHNSTOWN



TOWN OF CLAYTON

ELEMENT 9: IMPLEMENTATION

The success of a Comprehensive Plan is reliant upon it being used in the future to guide land use decisions. This element of the Town of Beaver's Comprehensive Plan outlines the actions required to fulfill the Town's goals and objectives. This element will address the following:

9.1 ACTION PLAN

9.2 CHANGES TO LAND USE CONTROLS

9.3 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE

9.1 ACTION PLAN

1. Task: Adopt the Town of Beaver Comprehensive Plan
Who: Town Board
When: Summer 2009
2. Task: Research tools that preserve prime agricultural lands
Who: Plan Commission
When: Continuous
3. Task: Stay actively involved with the plans for US Highway
Who: Plan Commission, Town Board, and Residents
When: Continuous
4. Task: Research tools to preserve rural character (lots sizes, conservation subdivision, signage regulations etc.)
Who: Plan Commission
When: Continuous

9.2 CHANGES TO LAND USE CONTROLS

No changes to existing land use controls are planned by the Town of Beaver. At present, however, Polk County is planning to rewrite their comprehensive zoning ordinance once the County Plan is completed. Since the Town of Beaver is under County Zoning, the Town should be actively involved in the rewriting process. Changes could occur to the land use controls of the Town of Beaver depending on the conclusions drawn from the research the Plan Commission do in the Action Plan listed above.

9.3 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE

The Town of Beaver should regularly evaluate its progress toward completing the tasks outlined in the Action Plan above. It may be determined that minor changes are needed to maintain the effectiveness and consistency established within the plan. These changes can be made through an amendment only after careful evaluation. The amendments must be adopted in the same manor that the original Comprehensive Plan was adopted. The Town of Beaver will revisit the Comprehensive Plan every five years for possible amendments.

Sec. 66.1001, Wis. Stats. requires that the comprehensive plan be updated at least once every ten years. An update requires revisiting the entire planning document and often includes a substantial re-write of the text, updating of the inventory and tables and/or changes to maps. The plan update process should be planned for in a similar manner as was allowed for the initial creation of this plan. The Town of Beaver will update the Comprehensive Plan every ten years.

APPENDIX	i
Public Participation Plan.....	i
Resident Survey Results.....	ii
Valuation Summary.....	iii

DRAFT

PUBLIC PARTICIPATION PLAN

Comprehensive Plan
Town of Beaver, Wisconsin

February 19, 2008

STATE OF WISCONSIN

POLK COUNTY

TOWN OF BEAVER

TOWN OF BEAVER
RESOLUTION NO. _____
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE
TOWN OF BEAVER COMPREHENSIVE PLAN

WHEREAS, the Beaver Town Board has approved a 30-month timeline to generate the Town of Beaver Comprehensive Plan which conforms with Wisconsin Planning statutes § 66.1001; and

WHEREAS, the Wisconsin Planning statute § 66.1001(4)(a) requires that a public participation plan be approved by the Town Board at the commencement of the comprehensive planning process; and

WHEREAS, it is the desire of the Beaver Town Board that the public participation process for the Town of Beaver Comprehensive Plan provide reasonable opportunities for effective citizen input and involvement throughout the planning process; and

WHEREAS, development and adoption of a comprehensive plan will assist with the guiding and accomplishing of coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Town of Beaver Plan Commission collectively reviewed and recommended approval of the public participation plan at their January 15, 2008 meeting; and

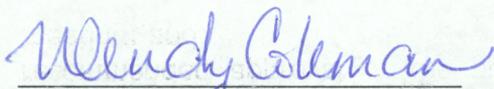
WHEREAS, the Town Board reviewed the public participation plan on February 12, 2008; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Beaver that the public participation plan for the Town of Beaver Comprehensive Plan is approved.

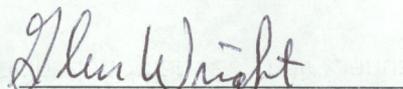
DATED this 12th day of February, 2008.

ATTEST:

APPROVE:



Wendy Coleman, Town Clerk



Glen Wright, Town Chairman

FEB 15 2008

INTRODUCTION

The purposes of this Public Participation Plan are:

- To ensure that members of the Town of Beaver community have various opportunities to contribute to the development of the Comprehensive Plan,
- To ensure that residents and plan participants remain informed during the development of the Comprehensive Plan, and
- To meet the requirements of Wisconsin's Comprehensive Planning Legislation (Wis. Stat. § 66.1001(4)(a)).

STATUTORY REQUIREMENTS

(Ch. 66.1001(4)(a) Wis. Stats.)

"The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

OBJECTIVES

- Ensure that all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision-making processes;
- Provide many different types of opportunities for public involvement to increase the number of participants
- Provide opportunities to disseminate information about the Plan and process to all segments of the Town; and,
- Strengthen the relationship between decision makers and citizens

The Town of Beaver has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it.

The following activities have been developed to encourage public participation. It is possible that additional opportunities for public participation may be identified and made available during the planning process.

PUBLIC PARTICIPATION ACTIVITIES

Listed below are the various methods that will be used by the Town to obtain public participation.

Public Education Meeting

Public education meetings will be conducted to ensure that residents have sufficient subject matter background to participate fully and effectively in the comprehensive planning process. The first meeting will be conducted in advance of the community-wide survey. Additional meetings will be held throughout the process when necessary to improve citizen understanding of an issue or to provide technical information necessary to understand an issue.

Media

The Polk County Planning Division's website will contain pertinent information relating to the Town of Beaver's Comprehensive Plan. This information may include the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results.

Public Postings

A display/posting will be established in one or more public spaces, such as in churches, the newspaper and stores. The posted information may include the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results.

Survey

The Town will utilize the results from the 2006 Resident Survey to evaluate the values and ideas of the community as they pertain to the elements of the comprehensive plan.

Plan Review Meetings

All meetings on the Comprehensive Plan shall be open to the public and posted pursuant to Wis. Stat. § 985.02(2).

Plan Review Meeting #1: The drafted goals and objectives will be presented to the Town Board. Input will be sought to ensure that direction of the Comprehensive Plan is consistent with current policies of the Town.

Plan Review Meeting #2: A progress report will be presented to the Town Board as to the development of the Comprehensive Plan. The components of each element will be reviewed and input will be sought.

Public Hearing

The Plan Commission will host a public hearing of the draft Comprehensive Plan to provide further opportunity for individuals to testify about the Plan. The format of the presentation will include (1) a summary of the purpose and need for the Plan, (2) planning process and public involvement, (3) the primary components of the nine required plan elements, (4) the recommended future land use map and (5) comments received during the 30-day comment period.

The public notice announcing the required public hearing on the plan shall be published as a class 1 notice, pursuant to Wis. Stat. § 985.02(1), at least 30 days prior to the hearing. The class 1 notice shall include the following:

- date, time and place of the hearing,
- a summary of the Draft Town of Beaver Comprehensive Plan,
- the name of the Town representative who may provide additional information regarding the Plan, and
- where and when a copy of the recommended Comprehensive Plan may be viewed prior to the hearing, and how a copy of the plan may be obtained.

The Town of Beaver Draft Comprehensive Plan shall be made available for viewing by the general public at the same time as the hearing notice is published. Copies of the recommended plan shall be available on the Polk County website and physical location(s) to be determined. Members of the public who wish to obtain a hard copy of the recommended Plan may submit a written request and pay duplication costs.

After the notice of the public hearing has been published, those wishing to submit written comments on the plan may do so until one week prior to the public hearing. Written comments on the recommended Plan shall be submitted to the Plan Commission and the Town Board. Written comments received prior to the public hearing will be addressed at the hearing and will be weighted equally to oral testimony. A review of the proposed revisions of the Draft Town of Beaver Comprehensive Plan will be completed at the public hearing. All approved revisions will be posted in the meeting summary and included in the official minutes of the public hearing.

Prior to adoption, the Comprehensive Plan will require recommendation by the Plan Commission. Additionally, all criteria established by the Wisconsin Department of Administration for Comprehensive Plans will be met.

After the public hearing is completed, the Town Board will take action on adopting the comprehensive plan by ordinance. Future amendments to the Town of Beaver Comprehensive Plan will follow the same procedure.

In accordance with State Statute 66.1001(4), one copy of the adopted plan (or future amendments to the plan) shall be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Beaver.

2. The clerk of every governmental unit that is adjacent to the Town of Beaver.
3. The Wisconsin Land Council.
4. The Wisconsin Department of Administration.
5. The West Central Wisconsin Regional Planning Commission.
6. The Public Library.

2006 RESIDENT SURVEY

1 The character of the Town should be preserved as rural

Disagree 17

Agree 198

2 The population of the Town should stay the same or grow slowly

Disagree 26

Agree 185

3 More parks, recreation areas, and open spaces should be established

Disagree 128

Agree 88

4 The Town should only allow single-family homes

Disagree 85

Agree 111

5 There is a need for subsidized housing

Disagree 139

Agree 58

6 There is a need for more rental housing

Disagree 137

Agree 59

7 The development of a mobile home (trailer) park should be encouraged

Disagree 181

Agree 31

2006 RESIDENT SURVEY

8 Mobile homes should be allowed to be placed randomly in the Town

Disagree	165
Agree	43

9 A farm or landowner should be able to sell his/her land for any purpose

Disagree	86
Agree	125

10 Minimum lot size should be established to preserve rural character

Disagree	34
Agree	163

11 The minimum lot size of a residential lot should be (check one)

1 Acre	58
3 Acres	36
5 Acres	30
10 Acres	19
20 Acres	7
40 Acres	5
Other	15

12 Property owners should have the right to do whatever they want to their land - even if it causes harm to their neighbors welfare or property

Disagree	196
Agree	24

13 The Town should have the right to force landowners to clean up property

Disagree	46
Agree	181

2006 RESIDENT SURVEY

14 As much prime farmland as possible should remain as farmland

Disagree 42

Agree 174

15 The preservation of farmland, woods and wetlands should be encouraged

Disagree 19

Agree 201

16 There should be a limit on how many animals can be on a farm

Disagree 111

Agree 103

17 More should be done in the Township to protect wildlife habitats

Disagree 69

Agree 143

18 Land use regulations governing Town development should be limited

Disagree 54

Agree 132

19 There should be a moratorium (limit) on subdivision development until 2010

Disagree 57

Agree 134

20 Agricultural businesses should be encouraged

Disagree 29

Agree 178

2006 RESIDENT SURVEY

21 More retail establishments should be encouraged

Disagree 69

Agree 123

22 Retail establishments should be allowed (only in designated areas)

Disagree 39

Agree 157

23 Growth of industry should be discouraged

Disagree 131

Agree 63

24 Industrial development should be allowed (only in designated areas)

Disagree 44

Agree 164

25 More small and home-based businesses should be encouraged

Disagree 33

Agree 177

26 Small businesses should be allowed (only in designated areas)

Disagree 72

Agree 116

27 More business/commercial development should be encouraged

Disagree 87

Agree 114

2006 RESIDENT SURVEY

28 Business/commercial growth should be allowed (only in designated areas)

Disagree 46

Agree 161

29 More good-paying jobs are needed

Disagree 26

Agree 178

30 More gravel pits should be allowed to operate

Disagree 145

Agree 59

31 More salvage or junkyards should be allowed to operate

Disagree 187

Agree 26

32 More should be done to handle solid waste

Disagree 52

Agree 150

33 Communication towers should be encouraged

Disagree 115

Agree 82

34 More advanced ambulance services are needed

Disagree 51

Agree 139

2006 RESIDENT SURVEY

35 The Town should maintain its own fire department

Disagree	142
Agree	57

36 Better law enforcement to protect people and property is needed

Disagree	78
Agree	124

37 The Town should be posted with speed limits

Disagree	64
Agree	138

38 Excessive speed on Town roads is a problem

Disagree	90
Agree	115

39 The Town has a problem with animals running loose

Disagree	113
Agree	63

40 A major goal should be the maintenance and improvement of Town roads

Disagree	57
Agree	143

41 I am willing to pay more taxes to fund better roads and road maintenance

Disagree	133
Agree	65

2006 RESIDENT SURVEY

42 Littering on Town roads is a problem that should be addressed

Disagree 63

Agree 143

43 The Town should purchase and designate an area for riding ATV's

Disagree 134

Agree 72

44 More should be done to promote tourism

Disagree 121

Agree 82

A Do you reside in the Town of Beaver

Yes 123

No 53

B How long have you lived within the Town of Beaver

5 Years 11

5-10 Years 19

10+ Years 105

C Which describes your land ownership?

10 Acres 68

11-40 Acre 34

40 Acres ✦ 62

D Additional comments

2006 RESIDENT SURVEY

E Are you interested in working with the Planning Committed

Yes 16

No 134

F If you are a resident, would you be interested in being an Election Inspector?

Yes 14

No 100

see top of survey -

PROPERTY ASSESSMENT AND TAXATION SYSTEM
 2000 REAL ESTATE VALUATION SUMMARY
 TOWN OF BEAVER
 ALL DISTRICTS

REPORT #: VALSUMLIST
 RUN DATE: 05/19/2009
 RUN TIME: 05:03 PM
 PAGE: 1

CODE	TOTAL	LAND	IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
G1	544	541	418	7,097,400	21,306,200	28,403,600	1,190.979
G2	6	6	6	46,000	633,400	679,400	26.160
G3	7	1	1	43,800	195,600	239,400	210.000
G4	368	368	0	2,502,400	0	2,502,400	7,649.780
G5	433	433	0	841,900	0	841,900	5,054.220
G5M	0	0	0	0	0	0	0.000
G6	280	280	0	2,400,000	0	2,400,000	6,423.200
G7	39	39	38	78,600	2,133,300	2,211,900	69.670
	1677	1668	463	13,010,100	24,268,500	37,278,600	20,624.009

TOTAL GENERAL PROPERTY CODES

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	6	85,600	0	85,600	244.720
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	8	85,800	0	85,800	236.610
MFL CLOSED PRE 2005	@ \$1.57	W8	10	113,000	0	113,000	270.000
TOTAL WOODLAND TAX CODES			24	284,400	0	284,400	751.330

EXEMPT ACRES:

FEDERAL	X1	1	0	0	0	0	40.000
STATE	X2	58	0	0	0	0	1,387.690
COUNTY	X3	1	0	0	0	0	5.000
OTHER	X4	15	0	0	0	0	116.310
TOTAL EXEMPT ACRES CODES		75	0	0	0	0	1,549.000

** FINAL TOTAL **
 ACTUAL PARCEL COUNT

22,924.339

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2001 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 05/19/2009
RUN TIME: 05:02 PM
PAGE: 1

CODE	-----PARCEL COUNT-----				LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND	IMPROVE					
G1	553	550	430		7,143,900	22,727,600	29,871,500	1,213.051
G2	6	6	6		46,000	633,400	679,400	26.160
G3	7	1	1		37,200	164,900	202,100	210.000
G4	368	368	0		2,482,900	0	2,482,900	7,535.660
G5	435	435	0		850,400	0	850,400	5,071.360
G5M	0	0	0		0	0	0	0.000
G6	278	278	0		2,380,200	0	2,380,200	6,372.040
G7	38	38	37		77,600	2,073,800	2,151,400	68.670
TOTAL GENERAL PROPERTY CODES				474	13,018,200	25,599,700	38,617,900	20,496.941

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	6	6	85,600	0	85,600	244.720
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	5	5	60,800	0	60,800	158.000
MFL CLOSED PRE 2005	@ \$1.57	W8	17	17	154,500	0	154,500	395.610
TOTAL WOODLAND TAX CODES				28	28	0	300,900	798.330

EXEMPT ACRES:

FEDERAL	X1	1	0	0	0	0	0	40.000
STATE	X2	66	0	0	0	0	0	1,470.530
COUNTY	X3	1	0	0	0	0	0	5.000
OTHER	X4	17	0	0	0	0	0	116.570
TOTAL EXEMPT ACRES CODES				85	0	0	0	1,632.100

** FINAL TOTAL **
ACTUAL PARCEL COUNT

1798 1704 474 22,927.371
1128

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2002 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 05/19/2009
RUN TIME: 05:01 PM
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND	VALUE	IMPROVE	VALUE	TOTAL	VALUE	TOTAL	ACRES
	TOTAL	LAND									
G1	556	553	443	22,007,200		36,341,100		58,348,300		1,004.954	
G2	7	7	7	105,500		774,800		880,300		23.530	
G3	7	2	1	1,577,300		211,500		1,788,800		210.000	
G4	296	296	0	1,377,600		0		1,377,600		6,453.571	
G5	413	413	0	3,872,900		0		3,872,900		5,271.160	
G5M	0	0	0	0		0		0		0.000	
G6	351	351	0	8,529,800		0		8,529,800		7,361.330	
G7	24	24	23	215,000		2,309,100		2,524,100		44.430	
TOTAL GENERAL PROPERTY CODES	1654	1646	474	37,685,300		39,636,500		77,321,800		20,368.975	

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	6	6	269,200	0	0	269,200	0	244.720
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	5	5	178,200	0	0	178,200	0	158.000
MFL CLOSED PRE 2005	@ \$1.57	W8	17	17	606,400	0	0	606,400	0	395.610
TOTAL WOODLAND TAX CODES			28	28	1,053,800	0	0	1,053,800	0	798.330

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0	0	0.000
STATE	X2	70	0	0	0	0	0	0	0	1,630.530
COUNTY	X3	2	0	0	0	0	0	0	0	10.294
OTHER	X4	17	0	0	0	0	0	0	0	116.570
TOTAL EXEMPT ACRES CODES		89	0	0	0	0	0	0	0	1,757.394

** FINAL TOTAL **
ACTUAL PARCEL COUNT

1771 1674 474
1155

22,924.699

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2003 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 05/19/2009
RUN TIME: 04:56 PM
PAGE: 1

CODE	-----PARCEL COUNT-----			IMPROVE VALUE	LAND VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND	IMPROVE				
G1	562	560	460	38,856,600	21,975,800	60,832,400	1,028.104
G2	7	7	7	910,800	105,500	1,016,300	23.530
G3	7	2	1	192,500	1,435,500	1,628,000	210.000
G4	308	308	0	0	1,151,700	1,151,700	6,655.061
G5	410	410	0	0	3,747,500	3,747,500	5,127.160
G5M	0	0	0	0	0	0	0.000
G6	351	351	0	0	8,484,900	8,484,900	7,319.980
G7	24	24	23	2,243,200	212,000	2,455,200	44.430
TOTAL GENERAL PROPERTY CODES				42,203,100	37,112,900	79,316,000	20,408.265

WOODLAND TAX:

W1	0	0	0	0	0	0	0.000
W2	2	2	0	0	93,200	93,200	84.720
W3	0	0	0	0	0	0	0.000
W4	0	0	0	0	0	0	0.000
W5	0	0	0	0	0	0	0.000
W6	0	0	0	0	0	0	0.000
W7	4	4	0	0	161,700	161,700	147.000
W8	20	20	0	0	732,800	732,800	515.610
TOTAL WOODLAND TAX CODES				0	987,700	987,700	747.330

EXEMPT ACRES:

X1	0	0	0	0	0	0	0.000
X2	70	0	0	0	0	0	1,632.930
X3	2	0	0	0	0	0	10.294
X4	17	0	0	0	0	0	116.570
TOTAL EXEMPT ACRES CODES				0	0	0	1,759.794

** FINAL TOTAL **

1784	1688	491					22,915.389
1163							

ACTUAL PARCEL COUNT

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2004 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 05/19/2009
RUN TIME: 05:00 PM
PAGE: 1

CODE	TOTAL	LAND	IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
G1	580	578	468	22,272,800	40,784,100	63,056,900	1,150.964
G2	7	7	7	105,500	910,800	1,016,300	23.530
G3	7	2	1	1,396,900	187,300	1,584,200	210.000
G4	312	312	0	1,089,300	0	1,089,300	6,857.661
G5	396	396	0	1,869,400	0	1,869,400	4,862.050
G5M	0	0	0	0	0	0	0.000
G6	340	340	0	8,101,700	0	8,101,700	6,979.330
G7	23	23	23	210,500	2,263,500	2,474,000	43.430
<hr/>							
TOTAL GENERAL PROPERTY CODES	1665	1658	499	35,046,100	44,145,700	79,191,800	20,126.965

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	3	3	0	132,000	0	132,000	120.000
MFL CLOSED PRE 2005	32	30	0	1,058,400	0	1,058,400	923.830
<hr/>							
TOTAL WOODLAND TAX CODES	35	33	0	1,190,400	0	1,190,400	1,943.830

EXEMPT ACRES:

FEDERAL	0	0	0	0	0	0	0.000
STATE	70	0	0	0	0	0	1,632.930
COUNTY	2	0	0	0	0	0	10.294
OTHER	17	0	0	0	0	0	116.570
<hr/>							
TOTAL EXEMPT ACRES CODES	89	0	0	0	0	0	1,759.794

** FINAL TOTAL **
ACTUAL PARCEL COUNT

1789	1691	499					22,930.589
1179							

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2005 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUMLIST
RUN DATE: 05/19/2009
RUN TIME: 04:59 PM
PAGE: 1

CODE	-----PARCEL COUNT-----			IMPROVE VALUE	LAND VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND	IMPROVE				
G1	587	587	476	42,443,500	22,365,300	64,808,800	1,174.534
G2	7	7	7	920,800	115,500	1,036,300	24.760
G3	7	2	1	168,200	1,045,000	1,213,200	210.000
G4	311	311	0	0	1,085,700	1,085,700	6,839.951
G5	397	397	0	0	1,851,500	1,851,500	4,836.630
G5M	94	94	0	0	876,100	876,100	1,524.400
G6	244	244	0	0	6,283,200	6,283,200	5,370.340
G7	23	23	23	2,269,000	210,500	2,479,500	43.430
<hr/>							
TOTAL GENERAL PROPERTY CODES	1670	1665	507	45,801,500	33,832,800	79,634,300	20,024.045

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	4	4	62,900	62,900	87.010
MFL OPEN PRE 2005	@ \$0.67	W7	3	3	132,000	132,000	120.000
MFL CLOSED PRE 2005	@ \$1.57	W8	32	30	1,058,400	1,058,400	923.830
<hr/>							
TOTAL WOODLAND TAX CODES			39	37	1,253,300	1,253,300	1,130.840

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	70	0	0	0	0	1,632.930
COUNTY	X3	2	0	0	0	0	10.294
OTHER	X4	17	0	0	0	0	116.570
<hr/>							
TOTAL EXEMPT ACRES CODES		89	0	0	0	0	1,759.794

** FINAL TOTAL **
ACTUAL PARCEL COUNT

TOTAL GENERAL PROPERTY CODES	1798	1702	507				22,914.679
TOTAL EXEMPT ACRES CODES	1183						

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2007 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 05/19/2009
RUN TIME: 04:58 PM
PAGE: 1

CODE	-----PARCEL COUNT-----			IMPROVE VALUE	LAND VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND	IMPROVE				
G1	613	611	497	57,575,900	35,982,800	93,558,700	1,097.849
G2	8	8	6	1,050,700	212,900	1,263,600	28.760
G3	8	2	1	268,600	1,206,100	1,474,700	367.090
G4	359	359	0	0	1,323,600	1,323,600	7,350.896
G5	419	419	0	0	2,793,800	2,793,800	4,014.610
G5M	137	137	0	0	2,366,500	2,366,500	2,105.750
G6	241	241	0	0	11,203,700	11,203,700	4,957.690
G7	18	17	18	1,947,400	149,300	2,096,700	41.670
TOTAL GENERAL PROPERTY CODES	1803	1794	522	60,842,600	55,238,700	116,081,300	19,964.315

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	6	6	215,600	215,600	116.000
MFL CLOSED POST 2004	@ \$8.34	W6	7	7	434,500	434,500	215.010
MFL OPEN PRE 2005	@ \$0.67	W7	3	3	264,000	264,000	120.000
MFL CLOSED PRE 2005	@ \$1.57	W8	31	31	2,304,000	2,304,000	903.830
TOTAL WOODLAND TAX CODES			47	47	3,218,100	3,218,100	1,354.840

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	69	0	0	0	0	1,632.680
COUNTY	X3	2	0	0	0	0	10.294
OTHER	X4	16	0	0	0	0	91.820
TOTAL EXEMPT ACRES CODES		87	0	0	0	0	1,734.794

** FINAL TOTAL **
ACTUAL PARCEL COUNT

1937	1841	522					23,053.949
1210							

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2008 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 06/17/2008
RUN TIME: 12:59 PM
PAGE: 1

CODE	-----PARCEL COUNT-----		LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND				
G1	615	613	36,057,600	58,324,800	94,382,400	1,098.949
G2	8	8	212,900	1,163,600	1,376,500	28.760
G3	8	0	0	0	0	215.268
G4	368	368	1,333,900	0	1,333,900	7,514.003
G5	417	417	2,711,400	0	2,711,400	3,904.790
G5M	138	138	2,392,900	0	2,392,900	2,111.750
G6	233	233	10,529,300	0	10,529,300	4,682.850
G7	18	18	159,800	1,950,900	2,110,700	44.670
TOTAL GENERAL PROPERTY CODES		1795	53,397,800	61,439,300	114,837,100	19,601.040

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.46	W5	10	10	475,200	234.000
MFL CLOSED POST 2004	@ \$7.28	W6	9	9	610,500	295.010
MFL OPEN PRE 2005	@ \$0.83	W7	3	3	264,000	120.000
MFL CLOSED PRE 2005	@ \$1.95	W8	31	31	2,304,000	903.830
TOTAL WOODLAND TAX CODES			53	53	3,653,700	1,552.840

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0.000
STATE	X2	69	0	0	0	1,666.250
COUNTY	X3	2	0	0	0	10.294
OTHER	X4	15	0	0	0	53.050
TOTAL EXEMPT ACRES CODES		86	0	0	0	1,729.594

** FINAL TOTAL **
ACTUAL PARCEL COUNT

1944	1848	521			22,883.474
1212					

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2009 REAL ESTATE VALUATION SUMMARY
TOWN OF BEAVER
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 02/11/2009
RUN TIME: 06:33 PM
PAGE: 1

CODE	TOTAL	LAND	IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
G1	615	613	497	36,057,600	58,324,800	94,382,400	1,098.949
G2	8	8	6	212,900	1,163,600	1,376,500	28.760
G3	8	0	0	0	0	0	215.268
G4	369	369	0	1,340,000	0	1,340,000	7,544.003
G5	418	418	0	2,711,900	0	2,711,900	3,909.790
G5M	138	138	0	2,392,900	0	2,392,900	2,111.750
G6	233	233	0	10,529,300	0	10,529,300	4,682.850
G7	18	18	18	159,800	1,950,900	2,110,700	44.670
TOTAL GENERAL PROPERTY CODES	1807	1797	521	53,404,400	61,439,300	114,843,700	19,636.040

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	10	10	0	475,200	234.000
MFL CLOSED POST 2004	@ \$8.34	W6	12	9	0	610,500	386.010
MFL OPEN PRE 2005	@ \$0.67	W7	3	3	0	264,000	120.000
MFL CLOSED PRE 2005	@ \$1.57	W8	31	31	0	2,304,000	903.830
TOTAL WOODLAND TAX CODES			56	53	0	3,653,700	1,643.840

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	69	0	0	0	0	1,666.250
COUNTY	X3	2	0	0	0	0	10.294
OTHER	X4	15	0	0	0	0	53.050
TOTAL EXEMPT ACRES CODES		86	0	0	0	0	1,729.594

** FINAL TOTAL **

ACTUAL PARCEL COUNT	1949	1850	521				23,009.474
TOTAL EXEMPT ACRES CODES	1221						